

AGENDA FOR  
SPECIAL MEETING OF  
OKLAHOMA CITY URBAN RENEWAL AUTHORITY  
WEDNESDAY, FEBRUARY 11, 2015  
105 NORTH HUDSON AVENUE, SUITE 101  
10:30 A.M.

1. Call to Order
2. Statement of Compliance with the Oklahoma Open Meeting Law
3. Roll Call
4. Reading and Approval of Minutes of a Regular Meeting held on Wednesday, January 21, 2015

**JFK PROJECT AREA**

5. Resolution No. \_\_\_\_\_ Approving a Redevelopment Agreement with Dr. Ruth Joyce Colbert Barnes Foundation, Inc., for a Single-Family Residential Development with Three Residential Units on all of Lots Nineteen through Twenty-Two and Lots Thirty-One through Thirty-Two, Block Eighteen, Culbertson's East Highland Addition in the John F. Kennedy Urban Renewal Project Area
6. Resolution No. \_\_\_\_\_ Approving a Redevelopment Agreement with Mu'min Development, LLC, for a Single-Family Residential Development with Two Residential Units on all of Lots Three through Four and Lots Seven through Eight, Block Two, Prospect View Addition in the John F. Kennedy Urban Renewal Project Area

**COMMUNITY DEVELOPMENT BLOCK GRANT**

7. Resolution No. \_\_\_\_\_ Adopting the Oklahoma City Urban Renewal Authority CDBG Change of Use Citizen Consultation Policy

**HARRISON/WALNUT**

8. Resolution No. \_\_\_\_\_ Approving a Change of Use Request for Certain Property Bounded Generally by Northeast 4th Street, Northeast 7th Street, North Kelley Avenue, and North Stonewall Avenue, Harrison-Walnut Urban Renewal Area and University Medical Center Urban Renewal Area, to Remove the Requirement that the Redeveloper meet the Community Development Block Grant National Objective of Benefiting Low- and Moderate-Income Persons

OCURA AGENDA

February 11, 2015

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**CENTRAL BUSINESS DISTRICT**

9. Resolution No. \_\_\_\_\_ Approving Design Development Documents Submitted by Civic Centre Flats, LLC, in the Central Business District Urban Renewal Area
10. Presentation of Interim Financial Report for the Period Ending January 31, 2015
11. Staff Report
12. Citizens to be heard
13. Adjournment

POSTED at the offices of the City Clerk and Oklahoma City Urban Renewal Authority by  
10:30 a.m. on Monday, February 9, 2015 by Pam Lunnon, Executive Assistant

MINUTES OF REGULAR MEETING  
OF THE  
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Regular Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Wednesday, January 21, 2015 at 10:30 a.m. in the offices of the Authority located at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102.

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the Oklahoma Open Meeting Law. Upon roll call the following members were present:

Mr. J. Larry Nichols  
Ms. Mary Mélon  
Mr. Mark Beffort  
Mr. Russell M. Perry  
Mr. James R. Tolbert

Staff members present:

Catherine O’Connor, Executive Director  
Dan Batchelor, OCURA General Counsel  
Leslie Batchelor, OCURA Associate General Counsel  
Denise Balkas, The Alliance for Economic Development of Oklahoma City  
Geri Kenfield, The Alliance for Economic Development of Oklahoma City  
Dustin Akers, The Alliance for Economic Development of Oklahoma City  
Cassi Poor, The Alliance for Economic Development of Oklahoma City  
Pam Lunnon, The Alliance for Economic Development of Oklahoma City  
Michael Owens, The Alliance for Economic Development of Oklahoma City

Others present:

Steve Lackmeyer, The Oklahoman  
Chad Moore, BKD, LLP  
Joe Pierce, John Rex School  
Ron Walters, Ron Walters Construction  
Councilman Greiner, City of OKC  
Danielle Garner, Citizen  
Joanne Garner, Citizen  
Jon Womaster, Citizen

The Chairman requested a motion to approve the circulated minutes of the Special Board Meeting of the Oklahoma City Urban Renewal Authority held on Monday, November 24, 2014 at 10:00 a.m.

Commissioner Perry moved the adoption of the minutes, and upon second by Commissioner Mélon, the vote was as follows:

**OCURA Board of Commissioners, Wednesday, January 21, 2015**

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Minutes Adopted.

*The Chairman introduced the following resolutions:*

**GENERAL MATTERS**

*Resolution No. 5679 entitled:*

***“Receiving and Accepting an Audit of Accounts by BKD, LLP, for Fiscal Year Ending June 30, 2014”***

Presentation given by Chad Moore, BKD, LLP on the above project.

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

*Resolution No. 5680 entitled:*

***“Approving an Agreement for Professional Services Agreement with RTKL Associates Inc. for Planning and Design Services”***

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye

**OCURA Board of Commissioners, Wednesday, January 21, 2015**

Mr. James R. Tolbert, III     Aye  
Mr. Mark Beffort             Aye

Resolution Adopted

**HARRISON/WALNUT**

***Resolution No. 5681 entitled:***

***“Authorizing the Executive Director to Negotiate Terms and Execute Surface Use Agreement between White Operating Company and Oklahoma City Urban Renewal Authority for Wellsite located at N.E. 8th Street and Lincoln Boulevard in the Harrison-Walnut Urban Renewal Plan”***

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Beffort, the vote was as follows:

Mr. J. Larry Nichols         Aye  
Ms. Mary Mélon             Aye  
Mr. Russell M. Perry         Aye  
Mr. James R. Tolbert, III     Aye  
Mr. Mark Beffort             Aye

Resolution Adopted

***Resolution No. 5682 entitled:***

***“Approving the Second Amendment to the Redevelopment Agreement with Ron Walters Construction Services, Inc., for the redevelopment of Lot 24 in Block 15 of the Military Addition (319 NE 1st Street), located in the Harrison-Walnut Urban Renewal Plan Area”***

Commissioner Mélon moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

Mr. J. Larry Nichols         Aye  
Ms. Mary Mélon             Aye  
Mr. Russell M. Perry         Aye  
Mr. James R. Tolbert, III     Aye  
Mr. Mark Beffort             Aye

Resolution Adopted

**Presentation on John Rex School given by Joe Pierce**

***Financial Report***

Ms. Kenfield presented the financial reports through December 31, 2014

***Staff Report***

There was limited discussion on use and misuse of “eminent domain” with the Authority and Councilman Greiner.

There being no further business to come before the Board, the meeting was adjourned at 11:22 a.m.

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Secretary

**OKLAHOMA CITY**

URBAN  
RENEWAL  
AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: February 11, 2015  
Ref: Resolution Authorizing and Approving a Contract for Sale of Land and Redevelopment with the Dr. Ruth Joyce Colbert Barnes Foundation, Inc.

**Background:** This resolution authorizes a Redevelopment Agreement for the construction of three, single-family homes by Dr. Ruth Joyce Colbert Barnes Foundation, Inc. ("Foundation") in the vicinity of Kate and N.E. 11<sup>th</sup> Street in the John F. Kennedy Urban Renewal Project Area. The Foundation has received a \$300,000 loan from the Oklahoma Housing Finance Authority ("OHFA") to purchase the lots and construct the homes. The sale of the homes is restricted to low-and moderate-income buyers who meet eligibility criteria set by OHFA. As indicated in the Redevelopment Agreement, the home design will undergo staff review and be approved by the Executive Director at a later date.

**Summary of Agenda Item:** Approval of a Contract for Sale of Land and Redevelopment.

**Recommendation:** Staff is recommending approval. The OCURA, OHFA, and Foundation partnership will provide for the development of quality, affordable housing on infill lots. This project will re-establish homeownership in the neighborhood and eliminate vacant lot blight.

**Attachment:** Map of Lot Locations

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH DR. RUTH JOYCE COLBERT BARNES FOUNDATION, INC., FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH THREE RESIDENTIAL UNITS ON ALL OF LOTS NINETEEN THROUGH TWENTY-TWO AND LOTS THIRTY-ONE THROUGH THIRTY-TWO, BLOCK EIGHTEEN, CULBERTSON'S EAST HIGHLAND ADDITION IN THE JOHN F. KENNEDY URBAN RENEWAL PROJECT AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the John F. Kennedy Urban Renewal Plan (OKLA. R-35) (“Urban Renewal Plan”) for the redevelopment of an area (“Project Area”) within The City of Oklahoma City; and

**WHEREAS**, the Executive Director and Legal Counsel have negotiated a Contract for Sale of Land and Redevelopment (“Redevelopment Agreement”) with Dr. Ruth Joyce Colbert Barnes Foundation, Inc. (“Redeveloper”), on the terms and conditions of a single-family residential development with three (3) residential units on all of Lots Nineteen (19) through Twenty-two (22) and Lots Thirty-one (31) through Thirty-two (32), Block Eighteen (18), Culbertson’s East Highland Addition (“Property”), and recommend the Redevelopment Agreement for approval; and

**WHEREAS**, the Redeveloper is willing to purchase the Property for the amount established by the reuse appraisal currently on file; and

**WHEREAS**, the proposed purchase price contained in the proposed Redevelopment Agreement is determined to be not less than the fair value of the Property for uses in accordance with the Urban Renewal Plan, and the restrictions upon, and the covenants, conditions, and objectives assumed by the Redeveloper; and

**WHEREAS**, the Authority’s Board of Commissioners has determined that the proposed redevelopment furthers the objectives of the Authority for the Project Area and is consistent with the development in the area; and

**WHEREAS**, pursuant to the provisions of the Redevelopment Agreement, the Redeveloper is required to submit Design Documents (including Schematic Designs, Design Development Documents, and Construction Documents) for the project for consideration and approval by the Authority; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and desirable to authorize the Executive Director to review and approve the Design Documents for the project, to impose appropriate requirements and conditions, and to review and approve such supplemental submissions as she may, in her discretion, determine necessary.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The proposed Redevelopment Agreement with the Redeveloper is hereby approved, and the Executive Director is authorized to execute the Redevelopment Agreement and to take such actions and execute such documents as may be necessary to undertake the redevelopment in accordance with the approved Redevelopment Agreement, including making such modifications and corrections as are advised by Legal Counsel and are necessary and desirable.
2. The Officers of the Authority, Executive Director, and Legal Counsel are authorized to execute such documents and take such actions as may be necessary or appropriate to implement this authorization and to implement the provisions of the Redevelopment Agreement.
3. The purchase price of \$0.20/square foot is determined to be an amount not less than the fair value of the Property for uses in accordance with the Urban Renewal Plan and the Redevelopment Agreement for the Property.
4. The Executive Director is hereby authorized to review and, if appropriate, approve the Design Documents for the project, to impose appropriate requirements and conditions, and to review and approve such supplemental submissions as she may, in her discretion, determine necessary.
5. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **11<sup>th</sup>** day of **February, 2015**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of the Commissioners present.

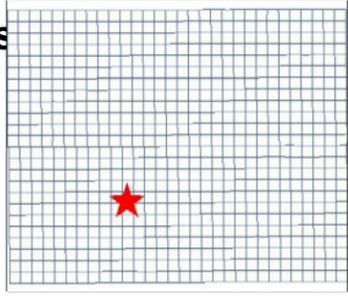
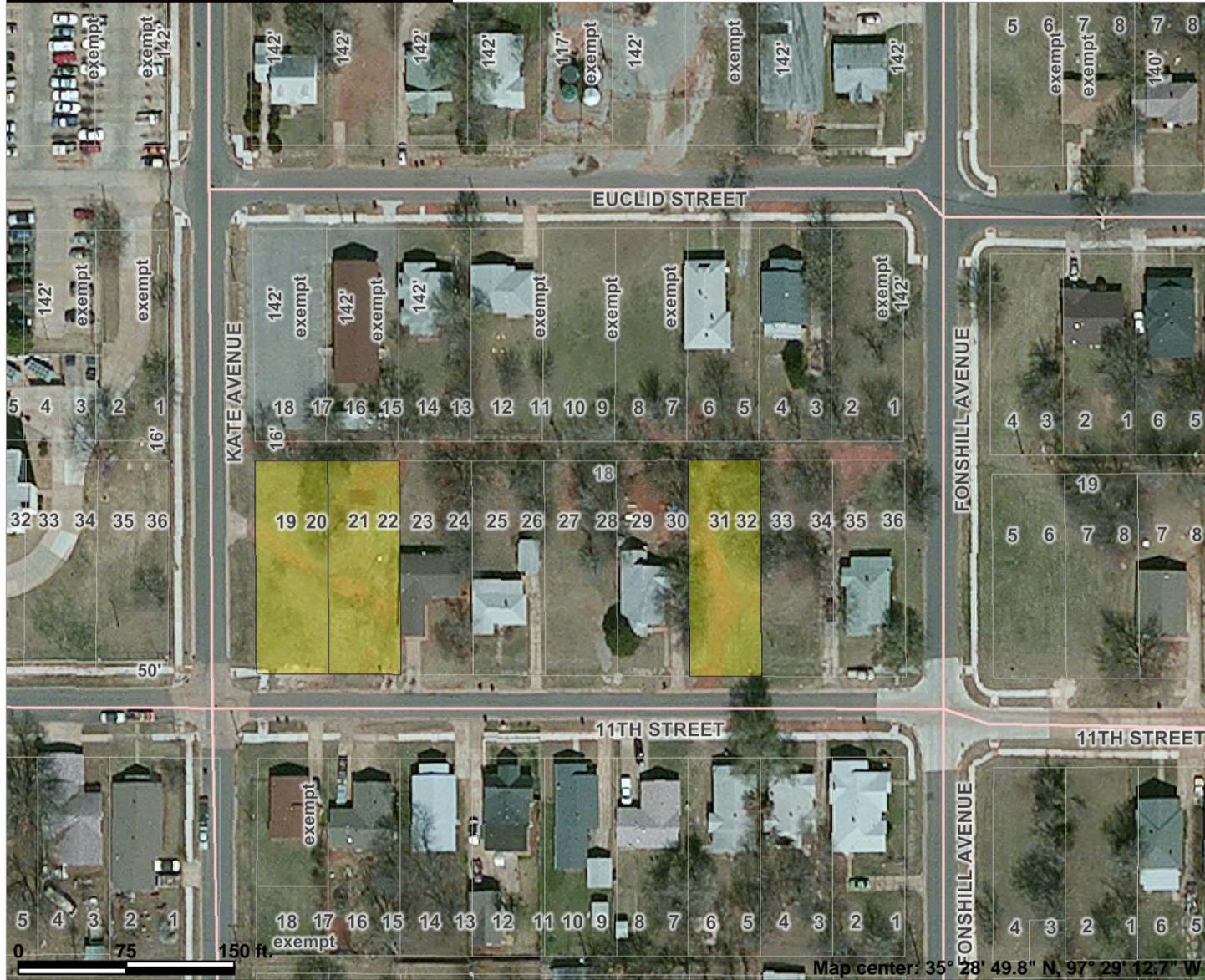
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SECRETARY

(SEAL)



# 19, 20, 21, 22, 30, 31 block 18 Culbertson's East



### Legend

- Annotation
- Sections
- Streets
- Parcels
- North Canadian River
- Rivers & Creeks
- Lakes
- Aerials (flown Feb 28th - March 23rd, 2011)
- County Background



Scale: 1:1,274

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**OKLAHOMA CITY**

**URBAN  
RENEWAL  
AUTHORITY**

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: February 11, 2015  
Ref: Resolution Approving A Redevelopment Agreement with Mu'min Development, LLC,  
For A Single-Family Residential Development with Two Residential Units on all of Lots  
Three Through Four and Lots Seven Through Eight, Block Two, Prospect View Addition  
in The John F. Kennedy Urban Renewal Project Area

**Background:** This resolution authorizes a Redevelopment Agreement for the construction of two, single-family houses by Mu'Min Development, LLC ("Mu'Min") in the vicinity of N.E. 22<sup>nd</sup>, N.E. 21<sup>st</sup> and Fonshill Streets in the John F. Kennedy Urban Renewal Project Areas. Mu'Min has received a \$250,000 loan from the Oklahoma Housing Finance Authority ("OHFA") to purchase the lots and construct the homes. The sale of the homes is restricted to low-and moderate-income buyers who meet eligibility criteria set by OHFA. As indicated in the Redevelopment Agreement, the home design will undergo staff review and be approved by the Executive Director at a later date.

**Summary of Agenda Item:** Approval of a Contract for Sale of Land and Redevelopment.

**Recommendation:** Staff is recommending approval. The OCURA, OHFA, and Mu'Min partnership will provide for the development of quality, affordable housing on infill lots. This project will re-establish homeownership in the neighborhood and eliminate vacant lot blight.

**Attachment:** Map of Lot Locations

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH MU'MIN DEVELOPMENT, LLC, FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH TWO RESIDENTIAL UNITS ON ALL OF LOTS THREE THROUGH FOUR AND LOTS SEVEN THROUGH EIGHT, BLOCK TWO, PROSPECT VIEW ADDITION IN THE JOHN F. KENNEDY URBAN RENEWAL PROJECT AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the John F. Kennedy Urban Renewal Plan (OKLA. R-35) (the “Urban Renewal Plan”) for the redevelopment of an area (“Project Area”) within The City of Oklahoma City; and

**WHEREAS**, the Executive Director and Legal Counsel have negotiated a Contract for Sale of Land and Redevelopment (“Redevelopment Agreement”) with Mu’min Development, LLC. (“Redeveloper”), on the terms and conditions of a single-family residential development with two (2) residential units on all of Lots Three (3) through Four (4) and Lots Seven (7) through Eight (8), Block Two (2), Prospect View Addition (“Property”), and recommend the Redevelopment Agreement for approval; and

**WHEREAS**, the Redeveloper is willing to purchase the Property for the amount established by the reuse appraisal currently on file; and

**WHEREAS**, the proposed purchase price contained in the proposed Redevelopment Agreement is determined to be not less than the fair value of the Property for uses in accordance with the Urban Renewal Plan, and the restrictions upon, and the covenants, conditions, and objectives assumed by the Redeveloper; and

**WHEREAS**, the Authority’s Board of Commissioners has determined that the proposed redevelopment furthers the objectives of the Authority for the Project Area and is consistent with the development in the area; and

**WHEREAS**, pursuant to the provisions of the Redevelopment Agreement, the Redeveloper is required to submit Design Documents (including Schematic Designs, Design Development Documents, and Construction Documents) for the project for consideration and approval by the Authority; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and desirable to authorize the Executive Director to review and, if appropriate, approve the Design Documents for the project, to impose appropriate requirements and conditions, and to review and approve such supplemental submissions as she may, in her discretion, determine necessary.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The proposed Redevelopment Agreement with the Redeveloper is hereby approved, and the Executive Director is authorized to execute the Redevelopment Agreement and to take such actions and execute such documents as may be

necessary to undertake the redevelopment in accordance with the approved Redevelopment Agreement, including making such modifications and corrections as are advised by Legal Counsel and are necessary and desirable.

2. The Officers of the Authority, Executive Director, and Legal Counsel are authorized to execute such documents and take such actions as may be necessary or appropriate to implement this authorization and to implement the provisions of the Redevelopment Agreement.
3. The purchase price of \$0.20/square foot is determined to be an amount not less than the fair value of the Property for uses in accordance with the Urban Renewal Plan and the Redevelopment Agreement for the Property.
4. The Executive Director is hereby authorized to review and, if appropriate, approve the Design Documents for the project, to impose appropriate requirements and conditions, and to review and approve such supplemental submissions as she may, in her discretion, determine necessary.
5. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **11<sup>th</sup>** day of **February, 2015**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of the Commissioners present.

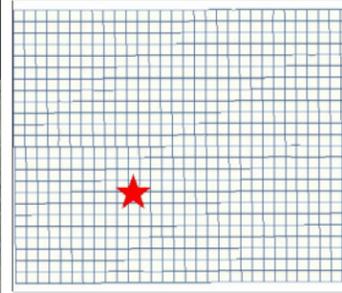
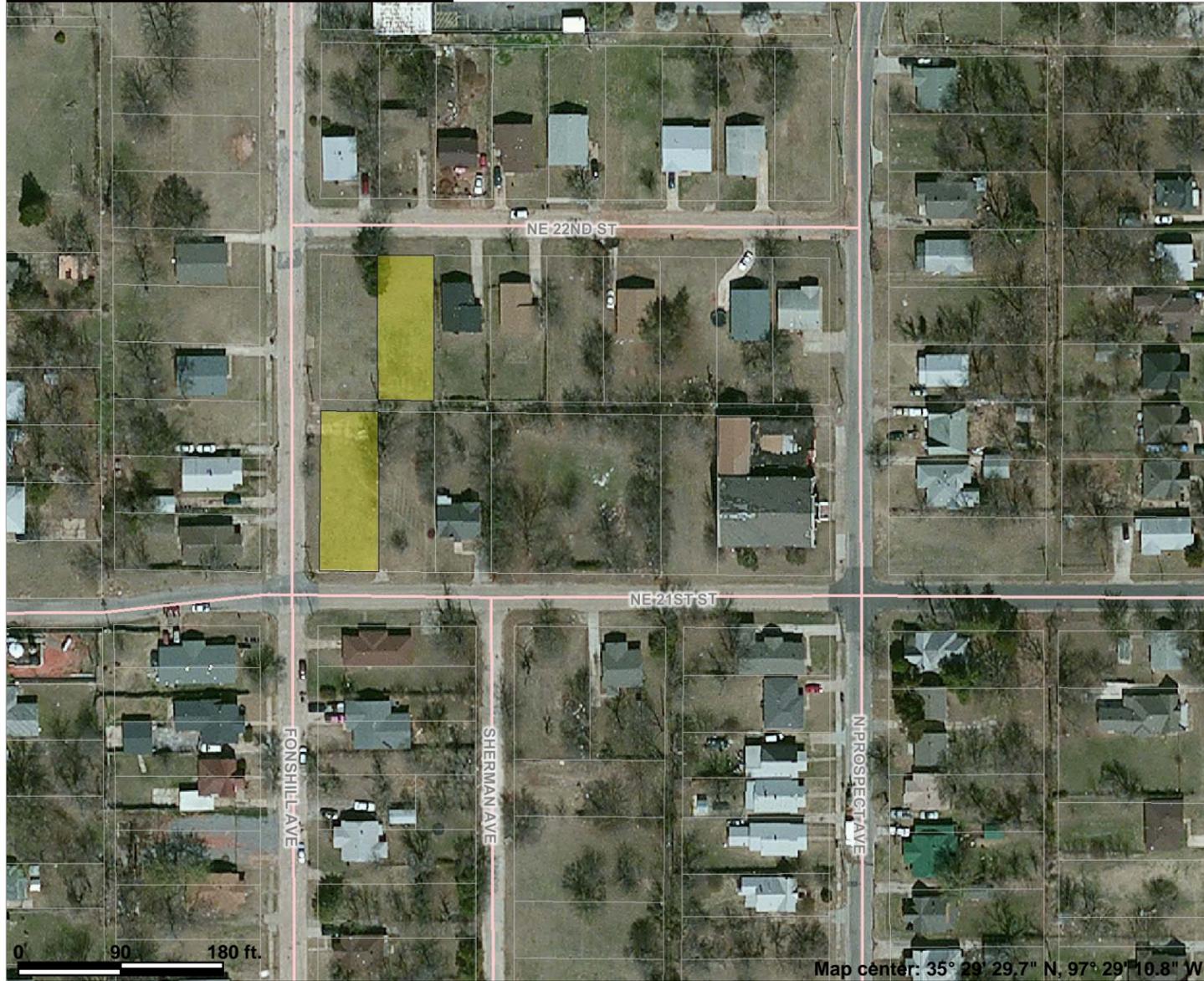
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SECRETARY

(SEAL)



# Lots 3,4,7,8 Block 2, Prospect



### Legend

- Annotation
- Sections
- Streets
- Parcels
- North Canadian River
- Rivers & Creeks
- Lakes
- Aerials (flown Feb 28th - March 23rd, 2011)
- County Background

0 90 180 ft.



Scale: 1:1,615

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**OKLAHOMA CITY**

URBAN  
RENEWAL  
AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: February 11, 2015  
Ref: Resolution Adopting the Oklahoma City Urban Renewal Authority Community Development Block Grant (CDBG) Change of Use Citizen Consultation Policy.

**Background:** A majority of the property owned by the Authority has been purchased and maintained with federal Urban Renewal and Community Development Block Grant (“CDBG”) funds. Currently, the Authority receives an annual CDBG allocation from the City of Oklahoma City to manage and maintain its property portfolio. Federal regulations require that the end use of any property being sold achieve, at minimum, one of three national program objectives of the CDBG program. The objectives are:

**1. Benefit to Low and Moderate Income Households through:**

- The Creation of Affordable Housing. To meet this objective, 51% of the units in any housing constructed or renovated must be made available through sale or rent to households of low and moderate income.
- The Creation of Low and Moderate Income Jobs. To facilitate economic development activities that create or retain jobs of which at least 51% are available to persons of low and moderate income.
- An Activity that Benefits a Designated Low and Moderate Income Geographic Area. This could include construction of a park or street improvements in a low to moderate designated area.

**2. Elimination of Slum and Blight**

- The most typical activity is demolition of deteriorated structures or addressing other blighted conditions.

**3. Urgent Need**

- CDBG funds can be used for an urgent community need such as flood damage repair or another eminent threat to persons or property.

#### **4. Change of Use Policy.**

- Typically the sale of an OCURA parcel is for a commercial, residential or industrial use. As stated previously, federal regulations require that the new use of the property meet one of the aforementioned National Objectives. If the Board or a redeveloper has a reasonable argument that it is not feasible to meet one or more of the National Objectives in a property disposition, the regulations allow for a “Change of Use” process to remove the requirement to meet a National Objective.
- The Board may consider a Change of Use for a property after allowing the public the opportunity to comment on the proposed change. The attached policy outlines a process for informing and taking citizen comment at a public meeting and for a period of time after the meeting. In turn, a report would be given to the Board summarizing the public outreach process. The Board would then decide to approve or deny the Change of Use request.

As a final comment, if a Change of Use is approved for a particular piece of property OCURA must sell the parcel for fair market value and return the funds to the City of Oklahoma City.

**Summary of Agenda Item:** Approval of a Change of Use Policy for program compliance with CDBG regulations.

**Recommendation:** Staff and Legal Counsel are recommending approval. The Policy has been reviewed with the City staff to assure consistency with federal regulations governing the Change of Use regulations.

**Attachment:** Proposed Change of Use Policy

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ADOPTING THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY CDBG CHANGE OF USE CITIZEN CONSULTATION POLICY**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is a public body corporate created pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”); and

**WHEREAS**, the Authority is a subrecipient of federal Community Development Block Grant (“CDBG”) funds through operating agreements entered into from time to time with recipient, The City of Oklahoma City (“City”); and

**WHEREAS**, when property is acquired or improved with CDBG funds, a series of federal regulations governing the use of such property applies; and

**WHEREAS**, the Authority currently owns property subject to CDBG regulations; and

**WHEREAS**, from time to time it may be necessary, desirable and appropriate to use property subject to CDBG regulations for uses that do not meet the national objectives as indicated on the City’s CDBG Consolidated Plan or for which the property was acquired/improved; and

**WHEREAS**, removing the CDBG obligations for specific property through a change of use requires that the Authority make a determination that such a change in use is in the best interest of the area, and only after consultation with citizens; and

**WHEREAS**, the Oklahoma City Urban Renewal Authority CDBG Change of Use Citizen Consultation Policy, attached hereto, outlines the procedures and practices to ensure public input in making such determinations consistent with the CDBG regulatory provisions and the City’s Consolidated Plan Citizen Input Policy; and

**WHEREAS**, it is appropriate and desirable to adopt the Oklahoma City Urban Renewal Authority CDBG Change of Use Citizen Consultation Policy.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Oklahoma City Urban Renewal Authority that the Oklahoma City Urban Renewal Authority CDBG Change of Use Citizen Consultation Policy, attached hereto, is adopted and effective as of February 11, 2015, and the Executive Director of the Authority is authorized and directed to take such actions as may be necessary or appropriate to implement this policy.

I, \_\_\_\_\_, Secretary of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Oklahoma City Urban Renewal Authority held at its offices at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma 73102, on the **11<sup>th</sup>** day of **February, 2015**; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said Resolution was adopted by a majority of those present.

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SECRETARY

## **CDBG CHANGE OF USE CITIZEN CONSULTATION POLICY**

The Oklahoma City Urban Renewal Authority (“OCURA”), pursuant to its Community Development Block Grant (“CDBG”) subrecipient agreement with the City of Oklahoma City (“City”) under to the Housing and Community Development Act of 1974 and 24 C.F.R. §§ 570.503 and 570.505, as amended, (“HCDA, etc.”) adopted the procedures set forth herein to be followed with regard to citizen consultation and input when proposing the change of use of real property acquired or improved, in whole or in part, with CDBG funds.

### **Goals and Objectives**

The principal goals and objectives of this CDBG Change of Use Citizen Consultation Policy are:

1. To provide for and encourage citizen participation, with particular emphasis on persons of low/moderate income who reside in areas where a change of use is proposed that will bring real property outside of the regulatory scope of CDBG;
2. To provide citizens with reasonable and timely access to local meetings, information, and records relating to OCURA’s proposed use of grant funds in the Federally funded programs administered by OCURA through its subrecipient agreement with the City, as required by the Secretary of HUD, and relating to the actual use of funds under the HCDA, etc., as amended;
3. To provide for public hearings to obtain citizen views and to respond to proposed changes of use, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments in all stages of the process;
4. To encourage participation of residents of public and assisted housing developments and residents of targeted revitalization areas in which the change of use is proposed;
5. To consult with and provide information to housing agencies concerning activities that may relate to their developments and the surrounding communities that said agencies can make available to their residents for use in formulating their required housing agency plans; and
6. To provide for timely written answers to written complaints/grievances, within 15 working days where practicable.
7. To serve the spirit of the CDBG National Objectives even when strict adherence to CDBG regulations enforcing those National Objectives is not feasible.

### **Name, Authority, and Purpose**

The OCURA Board of Commissioners (“Board”) shall be charged with the responsibility to make a final determination that property acquired or improved, in whole or in part, with CDBG funds merits a change of use that would bring it outside the scope and applicability of

CDBG regulations. Citizen input meetings held by OCURA staff shall also serve as the formal means through which citizen participation is promoted.

### **Citizen Consultation Procedures**

1. *Synopsis and Comment Period.* OCURA shall publish a synopsis of its proposed change in use, indicating the reasons behind such requested change and the impacts on OCURA's administration of the City's CDBG program under its operating agreement, and shall provide the opportunity to inspect the supporting documentation at OCURA's website and offices so as to provide citizens a 20-day comment period before proceeding to the final public hearing and adoption of the change of use. A record of comments received shall be maintained and shall be submitted with the change of use indicating responses to said comments

2. *Notification.* In addition to the 20-day comment period provided for above, OCURA shall provide a minimum of 20 days' notice of citizen input meetings on the change of use proposed for adoption by the Board. The notice period may run concurrently with the comment period described in Section 1 above. The notice to the public shall be accomplished by publication in a city-wide newspaper in the community section of said paper, on OCURA's website, and through personal notification to all property owners who own property within a 300-foot radius of the property whose use is proposed to be changed and any other known interested persons. Personal notification must go out to a minimum of 10 separate individual property owners; if there is less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners.

3. *Records Access.* Citizens, public agencies, and other interested parties shall be afforded the opportunity to access information and records relating to the proposed change of use under programs administered by OCURA during the preceding five years; provided reasonable notice is given to OCURA and the costs to OCURA for providing and/or copying information is reimbursed to OCURA in accordance with the Open Records Act.

4. *Citizen Input Meeting.* OCURA staff will arrange for citizen input meetings to be held prior to Board action on any change of use. These meeting will be held in locations in close proximity to the site of the proposed change of use, and at times and locations accessible to citizens. Accommodation will be made for non-English speaking persons based on prior written request. All meetings will be held in facilities that are accessible for persons with disabilities.

5. *Board Action.* Summary minutes of citizen input meetings and records of comments received shall be presented to the Board prior to any decision on the proposed change of use. The Board will act to either approve or disapprove the proposed change of use at a scheduled public Board meeting held after the citizen input meeting has been held.

**OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: February 11, 2015  
Ref: Resolution Adopting a Proposed Change of Use for the Parcels of Land Surrounding the Page Woodson School Site

**Background:** Earlier on today's agenda, the Board reviewed a Change of Use Policy Consultation Policy for the real estate disposition of OCURA property. This agenda item is a request for a Change of Use to remove the requirement for a minimum of 51% of affordable housing on the OCURA parcels surrounding the privately owned Page Woodson site. The attached map depicts the location of the parcels that the Change of Use would apply to, tracts 2-5. The privately owned school site is tract 1. Historically federal funds have been used to acquire and maintain parcels 2-5, hence the need to apply the Change of Use Policy.

In late 2014, the Board approved New Page, LLC ("New Page") as the redeveloper of tracts 2-5. New Page is proposing to construct 401 +/- multifamily, rental housing units on the OCURA parcels. New Page would like the flexibility to construct both market and affordable housing depending on economic conditions when each tract is developed. Hence, they are requesting a Change of Use from the CDBG requirement that 51% of the units constructed meet low and moderate household and rental rate federal requirements.

Their request should also be taken within the context of the proposed development on the Page Woodson School site, tract 1. 126 units of affordable housing are proposed on tract 1. The redeveloper is submitting a Low Income Housing Tax Credit Application (LIHTC) application to the Oklahoma Housing Finance Authority ("OFHA") to provide financing for these units.

Between the Page Woodson school site and the OCURA lots, a total of 527 +/- rental units will be constructed. 24% of those units are known, at this time, to be designated as affordable rentals. That percentage will most likely increase as the development project unfolds on the OCURA lots. Given the later, affordable housing objectives will be achieved in the overall development, although not at the 51% level.

**Summary of Citizen Consultation Policy for Change of Use Request**

A Change of Use request requires that a public meeting be held at a time and location convenient to property owners and other interested parties to explain the Change of Use. A meeting date was set by staff and the redeveloper for January 27<sup>th</sup> @ 6:30 pm at the East Sixth Street Christian

Church which is in the immediate vicinity of the redevelopment area and the Page Woodson School. In addition to the Change of Use request, the meeting agenda contained other topics related to the redevelopment on tracts 1-5.

The meeting notice was sent 21 days in advance to all property owners within a 1000' radius of the redevelopment tracts. Additionally, notice was sent to the City, Ward Councilmember and the JFK Neighborhood Association for publication in their neighborhood newsletter.

The meeting was held, the Change of Use explained by staff and the redeveloper and questions were answered. No spoke in opposition to the Change of Use request. No comments have been received by staff since the meeting. A stenographer transcribed and audio recorded the entire meeting. Meeting minutes are attached.

**Summary of Agenda Item:** Approval of a Change of Use request for Tracts 2-5 to remove the requirement that the redeveloper designate at least 51% of the units as affordable housing. The Change of Use Request process has complied with the federal requirements for citizen participation and the OCURA Change of Use Policy.

**Recommendation:** Approval of the Change of Use request.

**Attachment:** Map of Tracts 1-5, Notice to Property Owners of Public Meeting Regarding Change of Use, Change of Use Public Meeting Minutes

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING A CHANGE OF USE REQUEST FOR CERTAIN PROPERTY BOUNDED GENERALLY BY NORTHEAST 4<sup>th</sup> STREET, NORTHEAST 7<sup>th</sup> STREET, NORTH KELLEY AVENUE, AND NORTH STONEWALL AVENUE, HARRISON-WALNUT URBAN RENEWAL AREA AND UNIVERSITY MEDICAL CENTER URBAN RENEWAL AREA, TO REMOVE THE REQUIREMENT THAT THE REDEVELOPER MEET THE COMMUNITY DEVELOPMENT BLOCK GRANT NATIONAL OBJECTIVE OF BENEFITING LOW- AND MODERATE-INCOME PERSONS**

---

**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of both the Harrison-Walnut Urban Renewal Plan and the University Medical Center Urban Renewal Plan; and

**WHEREAS**, the Authority is and has been responsible for administering Community Development Block Grant (“CDBG”) programs pursuant to a subrecipient agreement with the City of Oklahoma City under the Housing and Community Development Act of 1974 and 24 C.F.R. § 570.503, as amended; and

**WHEREAS**, certain Authority property located adjacent to and in the vicinity of the former Page-Woodson School, near the intersection of Northeast 6<sup>th</sup> Street and High Street, and more particularly described on the attached Exhibit A (“Property”), was acquired, in whole or in part, with Federal Urban Renewal funds, which are subject to CDBG regulations; and

**WHEREAS**, the Authority has previously publicly invited proposals for redevelopment of the Property; and

**WHEREAS**, the proposal selected through the public invitation process does not meet CDBG regulatory requirements that the Property be used to further CDBG national objectives pursuant to 24 C.F.R. § 570.208 (“National Objectives”), specifically in that it does not comply with the CDBG requirement that fifty-one percent of the units be provided to persons of low- and moderate-income; and

**WHEREAS**, property subject to CDBG regulations may have such regulations removed pursuant to 24 C.F.R. § 570.505 by having the CDBG recipient, after consulting with affected citizens, determine that it is appropriate to change the use of the property to a use which does not qualify as meeting any of the National Objectives; and

**WHEREAS**, notice was given to nearby and affected property owners, and a citizen input meeting was held on January 27, 2015 about a potential change of use for the Property to a residential use that corresponds with the selected redevelopment proposals for the Property but will not meet the National Objectives because it will not meet the fifty-one percent affordable housing requirement, and, pursuant to 24 C.F.R. § 570.505, would remove the CDBG requirements on the Property; and

**WHEREAS**, summary minutes of the citizen input meeting and records of any comments received regarding the proposed change of use have been provided to the Board of Commissioners; and

**WHEREAS**, because a change of use will require that the Redeveloper pay fair market value for the land and that the Authority return the proceeds from the sale to the City of Oklahoma City; and

**WHEREAS**, the Board of Commissioners deems it appropriate and desirable to approve the proposed change of use to a residential use that more closely corresponds with the submitted redevelopment proposal and that removes the CDBG requirements from the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Oklahoma City Urban Renewal Authority that the proposed change of use of the Property to a residential use more closely corresponding with the submitted redevelopment proposal, which does not provide fifty-one percent of the units to persons of low and moderate incomes and thus does not meet any of the CDBG national objectives described in 24 C.F.R. § 570.208, is hereby approved, thereby removing the CDBG requirements from the Property pursuant to 24 C.F.R. § 570.505.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at its offices at 105 N. Hudson, Suite 101, Oklahoma City, Oklahoma, on the **11<sup>th</sup>** day of **February, 2015**; said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act, that a quorum was present at all times during said meeting; and the Resolution was duly adopted by a majority of those Commissioners present.

\_\_\_\_\_  
SECRETARY

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**  
**SUBJECT TO PROPOSED CHANGE OF USE**

Lots One (1) through Thirty-two (32), both inclusive, Block Twenty-four (24), of PARK PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots Twenty-two (22) through Twenty-eight (28), both inclusive, Block One (1), and Lots One (1) through Twelve (12), both inclusive, Block Two (2), of the Amended Plat of Block 2 and East 200 feet of Block 1, of KNOTT & GILLESPIES'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots One (1) through Ten (10), both inclusive, and Lots Twelve (12) through Twenty-four (24), both inclusive, Block Two (2) in the Amended Plat of EAST FOURTH STREET ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

The Western 9 feet of Lot Fifteen (15), All of Lots Sixteen (16) through Twenty (20), both inclusive, Block Thirty-eight (38), in the Amended Plat of OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots Thirty-five (35) through Forty (40), both inclusive, Lots Two (2) through Eight (8), both inclusive, and East half of Lot Nine (9), Block Thirty-three (33), in the Amended Plat of OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according the recorded plat thereof; and

LESS AND EXCEPT the East 20 feet of Lot Twenty-two (22) of Block One (1) of the Amended Plat of Block 2 and East 200 feet of Block 1, KNOTT GILLESPIES'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

LESS AND EXCEPT the South 10.7 feet of Lot 18, the North 14.3 feet of Lot 20, and all of Lots Five (5), Six (6), and Nineteen (19), inclusive, of Block Two (2) in the Amended Plat of EAST FOURTH STREET ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

LESS AND EXCEPT a part of Block 2, Amended Plat of EAST FOURTH STREET ADDITION, more particularly described as follows: Commencing at the Southwest corner of said Block 2; thence North along the West line of said Block 2 a distance of 44.76 feet; to the point or place of beginning; thence continuing North along the West line of said Block 2 a distance of 65.94 feet; thence East and parallel with the South line of said Block 2 a distance of 160 feet to a point on the East line of Lot 20 said Block 2; thence South along the East line of Lots 20, 21, and 23, a distance of 63.92 feet, said point being 46.78 feet North of the Southeast corner of Lot 24 said Block 2; thence S. 89°16'36" W. a distance of 160.01 feet to the point or place of beginning, according to the recorded plat thereof.



## Meeting Notice

Regarding Planned Development for the former Page Woodson School Site  
and  
Surrounding Oklahoma City Urban Renewal Authority Property

January 27, 2015

6:30 PM

East Sixth Street Christian Church  
1139 NE 6th Street, Oklahoma City, OK 73117

Neighbors and other interested parties are invited to a meeting to discuss the proposed redevelopment of the former school site and new housing construction on adjacent parcels by developer New Page, LLC. The former school site is owned by New Page LLC and adjacent properties to the west, south and north are owned by the Oklahoma City Urban Renewal Authority. The Urban Renewal Authority has designated New Page LLC as the conditional redeveloper of the adjacent urban renewal properties.

The purpose of the meeting is to:

-To discuss the development plans for the school site and adjacent urban renewal properties with the public, to seek their input and to answer questions.

-To explain a “change of use” required of the Urban Renewal Authority by federal Community Development Block Grant regulations to allow for the construction of market rate and affordable housing on the urban renewal parcels. It is the intent of Page Woodson LLC to build both market rate and affordable housing. The change of use is required if a project does not propose that 51% of all units in the project will be affordable to low and moderate income households.

-The change of use does not refer to a zoning classification. The City approved new zoning for the property in 2014.

Should you have questions prior to the meeting please contact:

Michael Owens, Director of Community Development, The Alliance for the Economic Development of Oklahoma City, 405-604-6780, [michael.owens@theallianceokc.org](mailto:michael.owens@theallianceokc.org)

Gina Sofola, Sofola Associates representing Page Woodson, LLC, office 405-418-8389 or cell 203-613-9471, [gsofola@sofolaassociates.com](mailto:gsofola@sofolaassociates.com)

\* \* \* \* \*

TRANSCRIPT OF PROCEEDINGS

PUBLIC MEETING FOR  
PLANNED DEVELOPMENT OF THE FORMER  
PAGE WOODSON SCHOOL SITE  
AND  
SURROUNDING OKLAHOMA CITY  
URBAN RENEWAL AUTHORITY PROPERTY

TAKEN ON  
JANUARY 27, 2015  
COMMENCING AT 6:30 P.M.

LOCATION  
EAST SIXTH STREET CHRISTIAN CHURCH  
1139 N.E. 6TH STREET  
OKLAHOMA CITY, OKLAHOMA 73117

\* \* \* \* \*

REPORTED BY: MELINDA R. NIEVEZ, CSR, RPR

1 APPEARANCES:

2 REV. JESSE JACKSON  
3 East Sixth Street Christian Church

4 MS. GINA SOFOLA  
5 Sofola & Associates, Inc.  
6 Developer's Representative

7 MR. JASON BRADSHAW  
8 New Page, LLC  
9 Developer

10 MR. RON BRADSHAW  
11 New Page, LLC  
12 Developer

13 Ms. Denise Balkas  
14 COO/VP Operations  
15 The Alliance for Economic Development  
16 of Oklahoma City, Oklahoma

17 MR. MICHAEL OWENS  
18 Community Development Director  
19 The Alliance for Economic Development  
20 of Oklahoma City, Oklahoma

21 MS. CATHY O'CONNOR  
22 Executive Director  
23 Urban Renewal Authority

24  
25

1 (PROCEEDINGS BEGIN AT 6:30 P.M.)

2 REV. JESSE JACKSON: Good evening.

3 ALL RESPOND: Good evening.

4 REV. JESSE JACKSON: My name is Jesse  
5 Jackson. I'm the minister here at East Sixth Street  
6 Christian Church. Excuse my voice.

7 We want to welcome you always here to East  
8 Sixth Street, not just on this day, but also on  
9 Sundays. We have some pretty good church here, if I  
10 must say so myself. But we certainly welcome you  
11 here. We see faces of our neighbors. We see faces  
12 of our friends that we are seen in fellowship with  
13 for a while now.

14 We have some very pertinent information  
15 this evening. We're glad that you're here. The  
16 program is printed. Most of us in this room know a  
17 lot of the people whose names are on there, so we're  
18 looking forward to what's happening in this part of  
19 the city and in our neighborhood here.

20 We're excited about it. We're excited  
21 about being included and being a part of it. And  
22 we're just looking forward to what it means, but I  
23 want to welcome you all here to East Sixth Street  
24 Christian Church.

25 MR. MICHAEL OWENS: Thank you, Pastor. I

1 appreciate your hospitality and allowing us to meet  
2 here once again in this historic place.

3 I want to greet you on behalf of  
4 Councilman John Pettis, Jr. The councilman had a  
5 medical emergency this afternoon, but he is doing  
6 better and so he sends his greetings to you. So if  
7 you can keep him in your prayers, I would greatly  
8 appreciate it.

9 We have a pretty long program, so we want  
10 to get right to it. And I think -- I think by the  
11 end of the night, you should be informed about  
12 what's taking place. Thank you.

13 MS. GINA SOFOLA: Good evening, everybody.

14 ALL RESPOND: Good evening.

15 MS. GINA SOFOLA: My name is Gina Sofola,  
16 and I am the project manager developer's rep for the  
17 New Page development project.

18 I want to first sort of tell you a little  
19 bit about myself and a little background about this  
20 project. Most of you already know, but I think if  
21 you would indulge me a little bit, it's worth sort  
22 of taking you from history or how this project sort  
23 of really began, the processes that we've been  
24 engaged in, and then why we're here tonight. Okay.

25 Just so you know who I am, my background,

1 I grew up here in Oklahoma City. I went to Ebenezer  
2 Baptist Church, grew up there. I went to school  
3 here in the city, went to Oklahoma State University,  
4 graduated.

5 By profession, I'm an industrial engineer  
6 and manager. And then moved to New York, lived  
7 there for about 20 years. And then over the last  
8 ten years have lived in Oklahoma City, Kansas City,  
9 and Denver.

10 I got introduced to this project about ten  
11 years ago when I was involved in a city planning  
12 process where I was one of the facilitators. And  
13 Page Woodson, during that process, really emerged as  
14 a very, very important historical asset, rich in  
15 history, obviously, as most of you know who attended  
16 this school.

17 But as we will soon find out, you know, as  
18 we got involved in it, we would find out just how  
19 rich the history was, how very important and how  
20 unique this history was.

21 I was then introduced to Marjorie Young,  
22 who had a dream of not only saving this building,  
23 but seeing it restored and seeing it become the  
24 cultural asset that it once was to the community.

25 So fast-forward here, ten years later, the

1 school system decides that they will release and  
2 want to sell Page Woodson. And Mr. Bradshaw, he and  
3 his son as partners, purchased Page Woodson. And  
4 that sort of brings us to where we are today.

5 The reason for this meeting is really  
6 twofold. We are here today because we are engaged  
7 in a process where we are looking to obtain a  
8 resolution of local support.

9 The second reason is, we are engaging --  
10 or OCURA is engaging or will have to file what's  
11 called a change of use.

12 What does all of that mean?

13 I am going to sort of outline some of the  
14 processes that we've been involved in, just so we're  
15 all on the same page. I'm not sure I can do that  
16 with this -- the microphone as it is.

17 But basically, Page Woodson was purchased  
18 by the Bradshaws. They acquired it. They own it  
19 and they own the lot that it sits on. They do not  
20 own the surrounding properties. OCURA releases an  
21 RFP where the Bradshaws have to submit  
22 qualifications that they want to develop the  
23 surrounding properties.

24 Most of you probably are aware, you've  
25 been to some of these meetings before, we engaged in

1 a rezoning process where we have to get community  
2 input. Many of you were here several months ago --  
3 well, really, last year when we were going for  
4 what's called a planned unit development. And where  
5 OCURA, as well as our team, collectively worked  
6 together to be able to get this rezoning.

7           After that PUD is approved, OCURA actually  
8 continues through their review process, and they  
9 designate the Bradshaws as conditional developers.  
10 Okay.

11           Now, ultimately, after that process, we  
12 have to engage in what's called a change of use.  
13 And Denise Balkas is going to talk to you more  
14 specifically about the change of use. What I really  
15 want to talk to you about now is the project itself,  
16 what's been going on with the project, the processes  
17 that we've been involved in.

18           Simultaneously, with all of what we've  
19 been engaged here in being determined or designated  
20 as the developer, we have also been engaged in  
21 planning for the building, for the Page Woodson site  
22 itself.

23           Planning. What does that involve? It  
24 involves the design, process, which is -- the  
25 building, because of its historic nature, has to

1 undergo review by the Historical Society or the  
2 Department of Interior.

3           We have to vet all of the ADA  
4 requirements, all the code requirements. And  
5 basically, also, vet the unit mix with the financing  
6 model. So in conjunction with what we've been  
7 doing, along with the design process, we've also  
8 been establishing -- or coming to a finalization of  
9 what that financing model looks like.

10           Part of that financing model includes tax  
11 credits from the Oklahoma Housing Finance Authority.  
12 And part of their requirements is that we obtain a  
13 resolution of local support, which is the reason  
14 we're here today. So that's what I'm going to talk  
15 about, the project.

16           Basically -- I don't know. Am I loud  
17 enough? Can everybody hear me?

18           ALL RESPOND: Yes.

19           MS. GINA SOFOLA: That's actually great.  
20 That will make it a little easier for me. And if I  
21 don't talk loud enough, just ask me to turn it up.

22           Okay. Basically, this is the master plan  
23 for the project. As I said before, this Block 1 is  
24 the Page Woodson site, and these surrounding  
25 properties are currently OCURA-owned land. Okay.

1 I want to talk a little bit about the  
2 logistics of the project and how we see this project  
3 being phased, as well as what the project is  
4 inclusive of.

5 REV. JESSE JACKSON: Gina, will you  
6 explain OCURA?

7 MS. GINA SOFOLA: Yes.

8 OCURA is Oklahoma City Urban Renewal  
9 Authority. Okay. And they are part of a large  
10 organization, The Alliance for Economic Development.

11 A FEMALE VOICE: Do you have any more  
12 handouts?

13 MS. GINA SOFOLA: Yes. Yes.

14 And actually, this master plan, this map  
15 here is one of your handouts, so you can reference  
16 that as I'm talking, if you'd like.

17 Block 1 is, again, the location of the  
18 Page Woodson School, and it's divided up into what  
19 we are calling Building A and Building B.

20 Building A is the existing school.  
21 Building B will be a new building that will be built  
22 on that site that will complement this building.  
23 This site will consist of rent-restricted and  
24 income-restricted housing, as well as a community  
25 component.

1           One-third of the building, which is about  
2 23,000 square feet, includes the auditorium. And  
3 basically this entire south wing is dedicated to the  
4 community in some shape or form. We are looking at  
5 multiple models, but primarily we're looking at this  
6 right now as being at least a component of a  
7 performing arts or a venue where people can come  
8 perform, have talks, put on workshops, et cetera.

9           The rest of this, or two-thirds of this  
10 building, will be dedicated to housing. And then  
11 this building here, Building B, which, like I said,  
12 will be a new building, will also be dedicated to  
13 housing.

14           The phasing of this project. What we see  
15 happening is that this lot will be developed first.  
16 And then we will follow with Lot 3, which will be a  
17 combination. It will be housing as well, possibly  
18 some mixed use commercial at the front. And then we  
19 would follow that with Block 5, which will be all  
20 housing.

21           What that allows us to do logistically, it  
22 will allow us to basically develop everything east  
23 of High, and then come back and develop Lot 2 and  
24 finally Lot 4.

25           Our timeline for this is roughly -- we

1 have a four-year timeline, which means that we would  
2 not be complete with the entire development until  
3 2019, 2020. Okay.

4 I want to talk a little -- I guess I've  
5 given you a little bit about Block 1. I told you a  
6 little bit about Block 3, what Block 5 will consist  
7 of. Block 2 will be housing, market-rent housing.  
8 Block 4 will be housing. And then, again, there may  
9 be a component -- a mixed use component for  
10 businesses or some other programs they would use.

11 Disbursed throughout all of this will be  
12 renovations or upgrades to the public streets.  
13 There's a possibility that we may be opening up this  
14 street. If not, we're coming up with what the  
15 traffic patterns will look like, what kind of access  
16 and throughfares or thoroughfares we'll be able to  
17 provide. And that's all of the things that we are  
18 discussing right now.

19 Now, ultimately, the purpose of this  
20 conversation is to really inform you about the  
21 rent-restricted and income-restricted properties  
22 that are happening on this particular site, because  
23 that's the process that we're required to provide  
24 through the OHFA financing.

25 And what I'd like to do is introduce Jason

1 Bradshaw to you, and he's going to specifically  
2 address, you know, what market rate means for our  
3 property, and what all of those restrictions and  
4 what type of requirements there are.

5 MR. JASON BRADSHAW: Hi. I'm Jason  
6 Bradshaw. I'm one of the co-developers.

7 First, thanks for the introduction, Gina.  
8 I think you did a good job covering kind of the  
9 basis for the development.

10 First of all, Block 1, as I think has been  
11 said, it is a historic landmark. And we are  
12 utilizing historic tax credits as a way to finance  
13 the redevelopment of the building. So it will be  
14 refurbished in much the same look that it had when  
15 it was a used facility.

16 So we will be going through cleaning up  
17 and patching up all the exterior brick work,  
18 replacing all those windows, reworking all the  
19 parking lots and the retaining wall and putting  
20 landscaping back in.

21 And this will be the origination point of  
22 a public park that will start at the stairway into  
23 what's going to be -- what is the auditorium, and it  
24 will stretch all the way down to Fourth Street. And  
25 it will be developed in conjunction with what is

1 being redeveloped and built in Block 1 and is being  
2 built as new buildings on Block 3.

3           And it will have an opportunity for  
4 commemoration of the school, community leaders, and  
5 I think we want to have a lot of dialogue with the  
6 community about what commemoration ought to happen  
7 in this public area.

8           So the school building is going to be  
9 comprised of 58 residential units, 21 of which will  
10 be efficiency, 17 will be one-bedroom, and 20 will  
11 be two-bedroom.

12           The efficiencies will be rented for \$645 a  
13 month. The one-bedrooms will be rented for \$691 a  
14 month. And the two-bedrooms will be rented for  
15 \$829 a month. These rents are dictated to the  
16 development by the Oklahoma Housing Finance  
17 Authority and HUD. So, they will change --

18           MR. RON BRADSHAW: (Inaudible.)

19           MR. JASON BRADSHAW: That's 21, \$645 or  
20 645 a month, and that's inclusive of utilities.

21           So then Building B, which will be a new  
22 building and will be designed to complement the  
23 existing school building, it will be a masonry  
24 building with a lot of the character of the original  
25 school building.

1           There will be 48 residential units in this  
2 building, and the rents will be the same. There  
3 will be 46 one-bedrooms at \$691 and 22 two-bedrooms  
4 at \$829. So at this time, those are the limits of  
5 rent that can be charged in both of these buildings.

6           In addition to the buildings being rent  
7 restricted, there are income limits, depending on  
8 the number of people that would be in the household,  
9 that will range from \$25,800 a year to \$48,660 a  
10 year. So you have to make that amount or less to  
11 qualify to live in the project. So that's kind of,  
12 in summary, what will be happening on Block 1.

13           Now, as you look at the balance of the  
14 project area, we have designed approximately 450 to  
15 500 units throughout the balance of this area for  
16 Blocks 3, 2, 4, and 5. We anticipate developing  
17 these not with the Oklahoma Housing Finance  
18 Authority assistance. So in a more traditional  
19 residential real estate development fashion, which  
20 would not have the OHFA, or Oklahoma Housing  
21 Finance, rent restrictions or income restrictions.

22           You know, the first question that comes  
23 into your mind probably is, how are you going to  
24 determine what the rents are?

25           We can tell you right now that our target

1 for one-bedrooms in the non-Oklahoma Housing  
2 Finance areas, the one-beds would range from 750 to  
3 \$800 a month. And the two-beds would range from 950  
4 to \$1,100 a month.

5 For comparison sake, if you take those  
6 same units and put them in the central business  
7 district, the one-beds would be \$975 and the  
8 two-bedrooms would be 13 to \$1,400.

9 But we will be looking to design these  
10 buildings to complement the school, trying to use as  
11 much masonry as possible. And as Gina pointed out,  
12 you know, all of this will happen over the next four  
13 years.

14 MS. GINA SOFOLA: One of the things that  
15 we wanted to point out, also, as Jason said, he gave  
16 you the rents. Those rent restrictions and  
17 limitations do change from year to year, but it's  
18 very nominal.

19 MR. JASON BRADSHAW: And it's at OHFA's  
20 discretion. It's not something that the developer  
21 can choose to do.

22 Yes, ma'am?

23 A FEMALE VOICE: What would be the square  
24 footage per unit, a one-bedroom up there?

25 MR. JASON BRADSHAW: The one-beds will be

1 6 to 700 feet, and the two-beds will be around 900  
2 feet, 950.

3 MR. ARTHUR HURST: Are all the rest of  
4 that development apartments?

5 MR. JASON BRADSHAW: It will all be --  
6 yes.

7 MR. ARTHUR HURST: Are all those  
8 apartments?

9 MR. JASON BRADSHAW: It will all be  
10 multi-family apartments, yes.

11 MR. ARTHUR HURST: That's a lot of  
12 apartments.

13 MR. JASON BRADSHAW: So it would be, in  
14 total, about 600 apartments.

15 MR. ARTHUR HURST: That's a lot of  
16 apartments.

17 MS. GINA SOFOLA: Here's your opportunity.  
18 It's question-and-answer time before we go into  
19 talking about what the mixed use is. Does anybody  
20 have any questions, need some clarifications about  
21 what we just discussed?

22 MR. LEWIS SIMMS: These apartments that  
23 you're building, are they one-story, two-story, or  
24 what?

25 MR. JASON BRADSHAW: They will be three

1 story.

2 MR. LEWIS SIMMS: Three story.

3 MR. JASON BRADSHAW: As you probably  
4 noticed, there's a significant grade change through  
5 the property, and so it will be very much dependent  
6 on, you know, kind of where the buildings will sit.  
7 But one thing that I think that is a key design  
8 element is none of the buildings will overpower the  
9 school in height.

10 MR. ARTHUR HURST: What about the  
11 surrounding housing?

12 MR. JASON BRADSHAW: All of this will be  
13 at a lower height than the school.

14 A MALE VOICE: One question.

15 MR. JASON BRADSHAW: Yes, sir.

16 A MALE VOICE: What is the income bracket  
17 again?

18 MR. JASON BRADSHAW: Okay. It depends  
19 on -- do you have that sheet, the OHFA sheet?

20 MS. GINA SOFOLA: Yeah.

21 MR. JASON BRADSHAW: If you are in the  
22 Oklahoma City MSA Section, it's this bottom line --

23 (Inaudible simultaneous conversations.)

24 MR. ARTHUR HURST: It looks like that's  
25 going to give a lot of impact on the surrounding

1 neighborhoods and the housing. Basically, everybody  
2 else around here has single-family housing, and  
3 that's a lot of apartments to plop down in that  
4 little area.

5 MR. JASON BRADSHAW: Well, I think, you  
6 know, by opening up high, you know, hopefully it  
7 lessens the impact of, you know, having to go  
8 through the single-family area. But it is going to  
9 add density to the neighborhood.

10 MR. ARTHUR HURST: A lot of it.

11 MS. GINA SOFOLA: And I'm assuming, and  
12 correct me if I'm wrong, you're concerned about  
13 traffic impact?

14 MR. ARTHUR HURST: Exactly. Exactly.

15 MS. GINA SOFOLA: Okay.

16 MR. ARTHUR HURST: And the people that  
17 might occupy that.

18 MS. GINA SOFOLA: I'm sorry?

19 MR. ARTHUR HURST: The people that might  
20 occupy those houses.

21 MS. GINA SOFOLA: The types?

22 MR. ARTHUR HURST: Yes.

23 MS. DIANE McDANIEL: You'll be doing an  
24 impact study, won't you?

25 MR. JASON BRADSHAW: Yes.

1 MS. GINA SOFOLA: And I don't know, Jason,  
2 do you want to address -- I mean, the question was,  
3 who might be actually the residents within our  
4 property.

5 MR. JASON BRADSHAW: Well, the goal is to  
6 have a community that is a combination of a lot of  
7 different kinds of people. You know, you've got  
8 people that want to be close to the central business  
9 district but, you know, don't want to pay the rents  
10 that they're charging in the central business  
11 district.

12 You've got, you know, community members  
13 that want to live in this neighborhood. You've got  
14 people that are working in different capacities in  
15 the Health Science Center. You know, I think that  
16 its location will draw from a broad range of people.

17 MR. ANTHONY CROSBY: I've got a question.

18 MR. JASON BRADSHAW: Yes.

19 MR. ANTHONY CROSBY: Now, I've got a  
20 property right here on Sixth Street, right here at  
21 Laird. They've got the hotel building there, right  
22 behind me. Okay. Right behind my property. Will  
23 we be able to -- I mean, are they going to make  
24 people move out of their properties? This is my  
25 main thing I'm trying to understand.

1 MR. JASON BRADSHAW: Absolutely not.

2 MR. ANTHONY CROSBY: Okay. So those folks  
3 who have homes right here now, they'll be able to  
4 keep their homes? They're not going to try to  
5 eminent domain them or nothing like that, or do you  
6 know?

7 MR. JASON BRADSHAW: I think maybe  
8 OCURA -- Cathy might comment on that.

9 MS. CATHY O'CONNOR: Right know the Urban  
10 Renewal Authority has no plans to acquire any  
11 housing in this area, any more single-family  
12 residential.

13 MS. GINA SOFOLA: Pardon me. Just a  
14 moment. If you could identify yourself.

15 One of the things -- I apologize. I did  
16 not introduce Melinda. She is a stenographer, and  
17 as a part of the requirements for our resolution, we  
18 have to have all, basically, minutes being taken.

19 And so if you could identify yourself  
20 before you speak so that she can make sure that she  
21 gets that information.

22 MS. CATHY O'CONNOR: So I'm Cathy  
23 O'Connor. I'm the executive director of the Urban  
24 Renewal Authority. And the question was about  
25 eminent domain. And eminent domain -- I'm assuming

1 that you mean eminent domain west of Stonewall or --  
2 you said Laird. So in the Health Sciences Center  
3 area?

4 MR. ANTHONY CROSBY: Right. Yes.

5 MS. CATHY O'CONNOR: Okay. The Urban  
6 Renewal Authority does not plan to use eminent  
7 domain to acquire any property in this area. We  
8 have done some voluntary acquisition, which means  
9 some people have come to us and we've been able to  
10 buy their houses for fair market value, but we don't  
11 have any plans to use eminent domain.

12 MR. ANTHONY CROSBY: So, you're just  
13 giving fair market value, is that what you're  
14 saying? If somebody wants to sell their property,  
15 that's what you all are offering, fair market value,  
16 not anything more?

17 MS. CATHY O'CONNOR: Yes. By law, that's  
18 all we can pay for property.

19 MR. ANTHONY CROSBY: Okay. I understand.  
20 Thank you.

21 MS. CATHY O'CONNOR: But this meeting  
22 really is more about this project and making sure  
23 that everybody understands that a portion of it, and  
24 only a portion of it, will be using low income  
25 housing tax credit financing and that the rest of

1 the development will be market rate.

2 And so, you know, as Jason said, they  
3 really want all types of people to live here and  
4 have a mixture of incomes and professions and types  
5 of folks that are here.

6 MS. DIANE McDANIEL: You said low income  
7 families will be able to be in that area.

8 MS. CATHY O'CONNOR: Yes. Yes. This  
9 building -- this school building will be financed  
10 using what's called low income housing tax credits.  
11 And so those were the rents that Jason described to  
12 you for the efficiencies, one-bedroom, and  
13 two-bedroom units.

14 MS. DIANE McDANIEL: Because that's the  
15 tax credit they would get to build a facility.

16 MR. JASON BRADSHAW: Correct.

17 MS. CATHY O'CONNOR: Correct.

18 MR. JASON BRADSHAW: And that allows us  
19 to -- and requires us to charge those lower rents.

20 And we're also committed to not have --  
21 you know, we're not trying to turn this area into  
22 what you're seeing happening downtown, where, you  
23 know, the rents are just jacked through the roof. I  
24 mean, we're trying to bring a product here that is  
25 affordable.

1                   REV. JESSE JACKSON: That was Ms. Diane  
2     McDaniel.

3                   MS. GINA SOFOLA: Any other questions?

4                   MR. RON BRADSHAW: Let me just add one or  
5     two things. I'm Ron Bradshaw. There's been a  
6     question about security around this building.

7                   Right, Diane?

8                   MS. DIANE McDANIEL: Yes.

9                   MR. RON BRADSHAW: We are, very shortly,  
10    going to fence the property and work to get more  
11    lighting on the property and keep it from being  
12    trespassed on. And we hope to start construction on  
13    this in August -- August or September.

14                  But before then, we're going to have to do  
15    some abatement for asbestos. There is asbestos.  
16    And I heard that there's concern about what that's  
17    going to do to the neighborhood.

18                  This is the first of many meetings we're  
19    going to have. This one is specifically about two  
20    issues that we have to deal with. But we're going  
21    to have meetings where we bring more information.  
22    And I thought it might be helpful -- we all thought  
23    it might be helpful if at the next meeting we have,  
24    we invite someone that is an expert in this  
25    environmental impact, and go over with you the

1 procedures and the processes and how you should not  
2 be concerned and won't worry about --

3 MS. DIANE McDANIEL: Safeguards.

4 MR. RON BRADSHAW: Yeah.

5 Because this is done regularly. It's done  
6 without any incidences. It's all encapsulated.  
7 It's taken off the property. There's not going to  
8 be asbestos fiber getting out in the environment.

9 If it all works right, you're going to  
10 never know we're even doing it, because it's going  
11 to be done from the inside.

12 MS. GINA SOFOLA: And it is very highly  
13 regulated. And so because it's regulated, that  
14 means we have to follow guidelines, safety  
15 guidelines in that process of renewal.

16 MS. DIANE McDANIEL: EPA.

17 MS. GINA SOFOLA: Yes.

18 MR. ANTHONY CROSBY: You said something  
19 about encapsulation on the asbestos thing. That's  
20 what I do. Will you have any minority contractors  
21 involved in that process?

22 MR. JASON BRADSHAW: Absolutely.

23 MR. ANTHONY CROSBY: Because this is what  
24 I do. I've been doing this 30 years.

25 MR. RON BRADSHAW: If you're qualified to

1 do that, you will definitely be on our bid list. We  
2 will be taking care of that within our operation.

3 And Gina is the project manager. If  
4 you'll give her your name, she's -- she's the  
5 interface. You know, I'm kind of the old guy here.  
6 So I'm going to sit on the sideline and kind of  
7 watch all this happen. But she's the interface  
8 between our architects, our contractors,  
9 subcontractors.

10 And, you know, just a little more  
11 editorial comment. We think what we're doing is  
12 going to create a neighborhood. And you can speak  
13 about, yeah, well, it sure sounds like it's going to  
14 be real dense.

15 There's going to be a lot of landscaping.  
16 There's going to be a lot of open areas. There's  
17 going to be a lot of parks. We're going to try to  
18 reconnect Washington Park and try to advocate some  
19 improvements to Washington Park so there's  
20 facilities down there that can be enjoyed as  
21 families and as a community. But this is going to  
22 raise the value of the property.

23 Right now the properties in your  
24 neighborhood have not gone up in value. People that  
25 want to develop here don't develop here because they

1 don't know what's going on on all this open ground.

2           You're going to be a part of this. We're  
3 not going to do this in private. We're going to  
4 show you plans. We're going to show you the  
5 developments. We're going to keep you posted on the  
6 timing. We've committed to Cathy and Urban Renewal  
7 that we are going to get right on it. With Urban  
8 Renewal Authority trustees, we're very adamant.

9           We picked you as the developers because we  
10 think you will start and get on it. Cathy has given  
11 us a four-year timetable to get all of these  
12 developed, so the neighborhood can settle down and  
13 be out of the construction activity around here, and  
14 then lots can start being developed. Private  
15 individuals can come in and buy lots from the Urban  
16 Renewal and build houses, build duplexes. We would  
17 be glad to help facilitate that.

18           So that's just kind of an editorial.  
19 You'll have to see how this goes. And that's what  
20 our plan is.

21           MS. ALESHA MOORE: Is it all Urban Renewal  
22 or are there investors, as well? Is it all Urban  
23 Renewal money or are there investors?

24           MR. JASON BRADSHAW: No. What will happen  
25 is, Urban Renewal money is aground right now. As we

1 start developing the different phases, we'll buy the  
2 ground from Urban Renewal. And so --

3 MS. ALESHA MOORE: Other investors as  
4 well?

5 MR. JASON BRADSHAW: We have a partner,  
6 yes.

7 MS. ALESHA MOORE: More than one?

8 MR. JASON BRADSHAW: Say that again?

9 MS. ALESHA MOORE: More than one? More  
10 than five investors?

11 MR. JASON BRADSHAW: It will be, I would  
12 say, two to five, depending on which -- which block  
13 we're talking about.

14 A FEMALE VOICE: I have two questions,  
15 please.

16 MR. ANTHONY CROSBY: So this is not your  
17 project, then? Is that what you're saying? You've  
18 got four to five investors? This is not your  
19 project, per se?

20 MR. JASON BRADSHAW: No.

21 MS. GINA SOFOLA: No. It's his -- it's  
22 his project. What we're trying to say, when you  
23 talk about investors, it really speaks more to the  
24 financial modeling.

25 So depending on the lot that's being -- or

1 the block that's being developed, it may have a  
2 different financial model. One of the models may  
3 have multiple investors, while this particular model  
4 is OHFA financed. That means that basically it's a  
5 tax credit finance deal.

6 But there are no partners, with the  
7 exception of the Oklahoma Financing agents in terms  
8 of releasing tax credits to us. If we meet those  
9 requirements and if we comply with those  
10 requirements throughout the duration of -- of that  
11 requirement, which I think is 15 years that this has  
12 to remain rent-restricted as well as  
13 income-restricted.

14 MS. ALESHA MOORE: It won't be  
15 rent-restricted as long as you're using the word  
16 Urban Renewal.

17 MS. GINA SOFOLA: Urban Renewal has  
18 nothing to do with this property.

19 MS. ALESHA MOORE: That's why the rents  
20 are so high.

21 MS. GINA SOFOLA: Urban Renewal has  
22 nothing to do with this particular site. Right now  
23 they only own these sites.

24 And like Jason said, since we've been  
25 giving the development price, as the development

1 agreements are finalized, we buy these lots from  
2 Urban Renewal. Urban Renewal is not a financing  
3 partner. They are just -- if I could say it,  
4 correct me if I'm not using this terminology  
5 correctly. Right now they are a land bank.

6 And so we are able to develop this land,  
7 purchase it from them, and then we have to come up  
8 with the financing or how that development is  
9 underwritten.

10 MS. ALESHA MOORE: When you say you come  
11 up with the finances, then that opens the door for  
12 your investors, and that's why the rents can be  
13 almost \$600 for one bedroom.

14 MR. JASON BRADSHAW: No. The U.S.  
15 Department of Housing and Urban Development, the  
16 government is setting these rents.

17 MS. ALESHA MOORE: They're pretty high for  
18 a one-bedroom, \$600.

19 THE REPORTER: I'm sorry. I can't hear  
20 you.

21 MS. GINA SOFOLA: She said that \$600 was  
22 pretty high for a one-bedroom.

23 MS. BARBARA MILLER: Okay. I have two  
24 questions. When I was at the last meeting that you  
25 all hosted here, you spoke about small retail around

1 the school, that was before you had the inclusion of  
2 the 600 apartments. Where will the small retail be  
3 and will you all be doing that in conjunction with  
4 the tax?

5 MR. JASON BRADSHAW: No. The retail would  
6 be independent of the tax credits. And it likely  
7 would not happen in the school. It will happen on  
8 the ground floor of some of the surrounding  
9 properties. Most likely, either on the park or on  
10 this corner. But, you know, retail is not going to  
11 happen until more people are living around here.

12 MS. BARBARA MILLER: But is that part of  
13 your development?

14 MR. JASON BRADSHAW: We would like to have  
15 that, yes.

16 MS. BARBARA MILLER: And then my second  
17 question had to do with the community that you're  
18 developing. Have you all purchased or plan to  
19 purchase on the south side of Fourth Street?  
20 There's a lot of vacant land there. Do you know  
21 anything about that?

22 MR. JASON BRADSHAW: We don't. The only  
23 ground that we have been focused on is the ground  
24 that we own and the ground that Urban Renewal has  
25 included in their RFP process.

1 MS. BARBARA MILLER: One more statement,  
2 since I have the floor.

3 MR. JASON BRADSHAW: Sure.

4 MS. BARBARA MILLER: Generally, the Urban  
5 Renewal tax land, the requirements, the income  
6 requirements and the other requirements are good for  
7 ten years. After that, it's just open season.  
8 There are no limits, no guidelines, anybody,  
9 anywhere, anytime can move into the neighborhood.  
10 So you say this is 15 years, not 10 years?

11 MS. GINA SOFOLA: Okay. Let me back up  
12 again, because I'm not sure -- I want to make sure I  
13 explain this.

14 This Block 1 -- if you look at your  
15 handout, Block 1 is owned outright by New Colony or  
16 New Page -- the entity is New Page, LLC. That's the  
17 Bradshaws. They own this outright. No one else  
18 owns this.

19 They are financing the development with a  
20 combination of tax credits, low income housing tax  
21 credits and historical tax credits. That's how  
22 they're funding this. They own this outright.  
23 Urban Renewal has nothing to do with this land,  
24 okay, or this site.

25 When we talk about financing, we're

1 strictly speaking about how will the  
2 redevelopment -- how will the construction be  
3 financed.

4 MS. BARBARA MILLER: No. I'm asking about  
5 the 15-year income guideline.

6 MS. GINA SOFOLA: Because OHFA financing  
7 is involved, they require that we restrict the rents  
8 for 15 years.

9 MS. BARBARA MILLER: So on your 16th year  
10 what happens?

11 MS. GINA SOFOLA: On the 16th year, we  
12 can, if we want, convert it to a conventional,  
13 traditional type of market rate housing.

14 MR. ANTHONY CROSBY: Okay. I've got a  
15 quick question.

16 MS. GINA SOFOLA: Would you identify  
17 yourself, please?

18 MR. ANTHONY CROSBY: Okay. I am Anthony  
19 Crosby. I live right up here on Sixth and Laird.  
20 I've got a property there. How are they going to  
21 justify? She just said they're going to talk about  
22 \$600 a month for a one-bedroom. That's what  
23 happened down on Second Street.

24 So this is the same thing we're fixing to  
25 go through, folks. I'm just telling you. We own

1 our property, I'm sure they're going to try to buy  
2 it or they're going to use eminent domain  
3 eventually.

4 So I'm just saying, they're fixing to push  
5 us out, just like they did on Second Street. That's  
6 what it sounds like to me. And investors and all  
7 this four or five people, that's what it sounds like  
8 to me. That's all I can say.

9 MS. GINA SOFOLA: I mean, is there a  
10 question that you'd like me to answer there? You  
11 just made a statement.

12 MR. ANTHONY CROSBY: Are we going to be  
13 able to stay in our homes? That's my question. And  
14 nobody can answer that, because I know. It's just  
15 like Second Street, they put those apartments up  
16 there, ain't nobody my color can stay in none of  
17 them.

18 MS. GINA SOFOLA: Okay.

19 MR. ANTHONY CROSBY: Okay. Except KD and  
20 Westbrook. Okay.

21 MS. GINA SOFOLA: Okay. Let me just say  
22 this. I think Jason pointed out earlier -- he gave  
23 you a comparison between what happened down on  
24 Second Street, what those rents are like compared to  
25 what the rent-restricted rents are. A one-bedroom

1 on Second Street is \$975.

2 MR. ANTHONY CROSBY: I know.

3 MS. GINA SOFOLA: A two-bedroom is 1,300  
4 to \$1,400. That is market rate for the central  
5 business district. That is not market rate here.

6 A market study has been done. And what  
7 that market study includes is, they consider the  
8 property values, the existing property values, the  
9 census tract, what the median income is here in this  
10 region. And that's how we come up with market rate  
11 rents. These rents, these restricted, are below  
12 market rates.

13 MR. ANTHONY CROSBY: I understand.

14 MS. GINA SOFOLA: So basically, I guess  
15 what I am saying, if I can use an analogy, if you  
16 had your own apartment -- let's say you wanted to  
17 rent your house out. Let's just say you wanted to  
18 do that and it was rental property, you could rent  
19 your house out for X amount of dollars, based on the  
20 median income in this area and what the property  
21 values are in this area.

22 If we came in and built a rent-restricted  
23 house or a house using OHFA financing, we could not  
24 charge rent for what you could charge it for, and  
25 that's what we're doing.

1 MR. JASON BRADSHAW: That sheet that's  
2 being passed around, OHFA, the Oklahoma Housing  
3 Finance Authority, they distribute one of these and  
4 they post it on their website every year. And that  
5 tells you the maximum rent that you can charge in a  
6 project financed with their assistance.

7 MR. ANTHONY CROSBY: And I understand  
8 that. But let's look at this in this fashion.  
9 We're five minutes away from the Staple Center.  
10 Okay. We're five minutes away from downtown in this  
11 area. This is prime property. Okay.

12 Some people don't know it. Some people  
13 don't understand it. That's their problem. But  
14 this is prime property. Everything is over here,  
15 the Capitol, OU, everything is over here.

16 So, I'm just saying, you know, they're  
17 going to take it, just like they did before, and  
18 that's all I can tell you.

19 MS. GINA SOFOLA: Well, I wouldn't say  
20 that. I think the fact that you're saying it's  
21 prime property, actually, is a good thing for you.

22 MR. ANTHONY CROSBY: Oh, no. It's prime  
23 money. It's prime.

24 MS. GINA SOFOLA: That's a good thing.  
25 That's good for you, though, as the property owner.

1 Because all that's going to happen is, it's going to  
2 increase your property value.

3 If you decide to sell your house, then you  
4 get to sell it at a higher rate than what you would  
5 sell it at now.

6 MR. ANTHONY CROSBY: So I got to wait. It  
7 ain't going to sell right now. You just told me the  
8 property is not up there. So I've got to wait.

9 MS. GINA SOFOLA: You can sell it if you  
10 want to. If you wanted to --

11 MR. ANTHONY CROSBY: No, no. I'm selling  
12 mine at prime price.

13 MS. GINA SOFOLA: Well, yeah. I mean,  
14 that's just the economics. No matter where you  
15 would go in the city, that's what would happen.

16 I can sell it for what the market rate is  
17 now or as development comes and development causes  
18 property values to increase, I can wait until my  
19 market value increases and sell it. That's up to  
20 you. You don't ever have to sell it if you don't  
21 want to. That's up to you, too.

22 MR. ANTHONY CROSBY: That's not what I  
23 heard. Some people have been pushed out. But it's  
24 okay.

25 MS. BARBARA MILLER: We've got renewal and

1 we've got older homes, and then you've got this new  
2 development coming in. Eventually those older homes  
3 are going to become an eyesore and they will have to  
4 sell. But when they do sell, people don't want  
5 market value. They want more than market value.

6           Because whatever they put there, they're  
7 going to make millions for years. That  
8 building over there -- that construction is going to  
9 make millions for whoever the investor is for years.  
10 So it's only fair to give people above market value  
11 so they can go buy a two-bedroom --

12           MR. JASON BRADSHAW: That's a question of  
13 economics. I mean, you know, people are going to  
14 pay for property based on what the market will bear,  
15 and that will just be determined as time goes by.

16           MS. ALESHA MOORE: That's only fair to  
17 give others above market value, because, like I  
18 said, construction is going to be making millions.

19           MR. JASON BRADSHAW: We are not here to  
20 solicit the acquisition of anybody's property.

21           MS. ALESHA MOORE: I was just giving  
22 information for what I feel and what I see,  
23 especially in the future.

24           MS. GINA SOFOLA: Well, I mean, your point  
25 is taken. And I think what you're saying is

1 something that's common in any area in any city.  
2 And like Jason said, it really becomes a matter of  
3 economics.

4           You know, I can expect to sell my house  
5 today for what it's worth. And if I know the  
6 development is coming and I choose to stay and let  
7 my property value increase and wait, then later on I  
8 can sell it for more than what it's worth.

9           I mean, but right now, again, we don't  
10 have -- that's not why we're here. We're not here  
11 to acquire anybody's property.

12           And I think to just make sure that we're  
13 clear on what OCURA said. OCURA, by law, can offer  
14 market value. Now, if a development comes in and  
15 you see that, you know, that developer wants your  
16 property for some reason or somehow that's  
17 economically feasible for him, that becomes a  
18 negotiation between you and that developer, and you  
19 may get above market rate. But we are not looking  
20 to acquire anybody's property.

21           MR. JASON BRADSHAW: And by all means, we  
22 would love it, if everybody's property in this area,  
23 you know, increased by multiples. I mean, I think  
24 that would be a great benefit.

25           MR. ANTHONY CROSBY: Well, I just think

1 one thing, just like you and Pastor Jackson, we'll  
2 cease to exist in this community. I will tell you  
3 folks this. If you're on Second Street, you will  
4 cease to exist, because they are going to bring in  
5 folks that can afford to live in this area now.  
6 They're not going bring in the folks that are living  
7 here now. And that's all I can say. That these  
8 places will cease to exist.

9 REV. JESSE JACKSON: We did this in '95,  
10 so I can't say we're leaving.

11 MS. GINA SOFOLA: Okay. All right. Let's  
12 move on.

13 Well, we appreciate your questions and  
14 answers. I'd like to give you my phone number as  
15 the project manager, so if you need that  
16 information, if you want to reach out, it's  
17 (405)418-4021. You can reach me for further  
18 questions.

19 And then we're going to turn this over now  
20 to Denise, who is going to talk to you about the  
21 change of use requirements.

22 MS. DIANE McDANIEL: You said the change  
23 of use or rezoning?

24 MS. GINA SOFOLA: Change of use. Rezoning  
25 we have done. We are done. We have the zoning.

1 MS. DIANE McDANIEL: Okay. I just want to  
2 make sure, change of use.

3 MS. DENISE BALKAS: Well, thank you, Gina.  
4 My name is Denise Balkas, and I work at  
5 The Alliance with Cathy O'Connor and Michael Owens,  
6 and I spend a lot of my time working on Urban  
7 Renewal activities, so that's why I'm up here  
8 tonight.

9 So the meeting tonight had two purposes,  
10 and both are sort of technical to explain the  
11 project to you, and also to explain this concept  
12 called a change of use. So we decided to talk about  
13 it together so people wouldn't have to come to two  
14 meetings, and we could, you know, run between the  
15 topics together.

16 So that's what we're trying to do. And I  
17 have the boring part of the meeting. So I'm going  
18 to have to repeat a little bit about what was said  
19 so that it makes sense to you what I'm saying.

20 This Urban Renewal property -- I was doing  
21 some research. All the property that we own on  
22 blocks around Page Woodson, which was private and  
23 never Urban Renewal. The Urban Renewal agency  
24 bought with federal funding, way back in the late  
25 1960s, early '70s. So it's been here a long time.

1                   Last year in April, the Urban Renewal  
2 agency decided to issue a request for proposals.  
3 And a request for proposals is really like putting  
4 the property up for sale, but with some conditions.  
5 We said we'd like to see a mix of uses in housing,  
6 and so on and so forth.

7                   And what triggered our interest in saying,  
8 now is the right time to sell this property was  
9 because the Bradshaws showed that the private market  
10 was interested in this neighborhood, because they  
11 bought Page Woodson and other properties that had  
12 been vacant for a long time. And also, if you  
13 recall, the housing market was starting to get  
14 really strong after the recession last year.

15                   So if you were going to sell property, we  
16 thought, let's at least test the waters, put out  
17 that request for proposals and see what type of  
18 developers would respond. And the Page Woodson team  
19 responded and another national firm called  
20 Miller-Valentine each submitted proposals for  
21 housing. And both were similar in that there were  
22 some affordable housing and some market rate on our  
23 property.

24                   So while that for sale sign was up, so to  
25 speak, both the Urban Renewal Authority and Page

1 Woodson applied to the City to change the zoning.  
2 The zoning was old and probably not conducive to  
3 modern development.

4 I'm a city planner by training. And like  
5 you said, when I hear "change of use," I say, well,  
6 that means zoning. They want to rezone my property.

7 Change of use, which I'll explain in a  
8 minute, is used by the federal government and it  
9 means a very different thing. So the property was  
10 rezoned in 2014. I did bring a copy of the new  
11 zoning for the property, if somebody wanted to see  
12 it.

13 But I understand. I mean, the term  
14 confused me also when I first heard it. So that's a  
15 very reasonable question.

16 As Gina said, the Urban Renewal Authority  
17 Board reviewed the proposals that came in, and they  
18 selected New Page to be the developer of our  
19 property.

20 So federal funds, way back when, were used  
21 to acquire the Urban Renewal tracts that sat vacant.  
22 And over the years we got federal money from the  
23 City that we used to pay people's salaries, like  
24 myself. We have a grounds and maintenance crew who  
25 comes and would mow these properties, and we also

1 have to insure them, so -- you know, the liability,  
2 if something happened.

3           So federal funds have always had a  
4 fingerprint on this property. And when you use --  
5 when you want to sell a piece of federal property,  
6 the federal government says, you have to sell it for  
7 one of three things. You either have to sell it for  
8 low to moderate income housing, where at least  
9 51 percent of the units are affordable.

10           So that means, let's say, Page Woodson  
11 wanted to use our property and build 100 houses,  
12 just for example. At least 51 of those houses or  
13 apartments would have to be affordable, as defined  
14 by the federal government. And they define that by  
15 rents that are affordable and the incomes of the  
16 people who would rent those.

17           The second way you can dispose of property  
18 that's had federal money associated with it, you  
19 have to create low and moderate income jobs. So  
20 oftentimes somebody will build a retail center and  
21 employ people, or somebody will go back them, and  
22 they have to document that they are hiring people  
23 and what their wages are, and so on and so forth.

24           The third way that you can dispose of  
25 property is to eliminate slums and blight. So if

1 you had a dilapidated structure on the site or there  
2 were problems with it, flooding or something like  
3 that, you could dispose of the federal property.

4           What we have here in Page Woodson is  
5 something -- the developer is proposing a mix on our  
6 property of affordable and market rate, depending on  
7 what the market is as they take each property down.  
8 So we don't have that crystal ball.

9           But the developer does not want to develop  
10 51 percent of the units as affordable. They want  
11 the flexibility to be able to mix that up a bit.  
12 And if the market is -- you know, whatever the  
13 market demands when they want to take down the  
14 units.

15           The federal government says that's okay to  
16 do. And that's where the change of use comes in.  
17 They do not want to do one of the three things, low  
18 income housing, job creation, or eliminate slums and  
19 blight. They want the permission to do primarily  
20 market rate housing.

21           The federal government said that's fine.  
22 That's a change of use. You have to hold a meeting  
23 like this. We have to carefully explain that to  
24 you. You have to tell us what you think of that,  
25 and then our board can proceed to actually file a

1 change of use. Our board of directors would have to  
2 approve that.

3           The other thing I want to make sure you  
4 understand is that in doing a change of use, the  
5 Bradshaws would have to pay fair market value for  
6 the property, and that's determined by an appraisal.  
7 In some cases, if they were doing something like  
8 creating low and moderate income jobs or doing a lot  
9 of low and moderate income housing, we would have  
10 the ability to negotiate a price right down to the  
11 land.

12           When they do a change of use, we can't do  
13 that. So the property would be fair market value  
14 and we have to return that sales price money to the  
15 City. The City will recycle it to do low and  
16 moderate income projects. So the money goes back to  
17 the City.

18           So that's essentially what a change of use  
19 is. Your zoning stays the same as was approved  
20 earlier, you know, last year, so please don't  
21 confuse it.

22           And that's really the end of my  
23 presentation. So that's the technical aspect of  
24 this. But, again, it ties into everything you heard  
25 in the first part of the meeting.

1           So if you have any questions for me or the  
2 Bradshaws or Cathy O'Connor or Gina.

3           MR. GREG JONES: I apologize. Greg Jones  
4 with JFK Neighborhood Association as well as the  
5 Black Chamber of Commerce. And I apologize I came  
6 in late.

7           Has it been explained already why the  
8 Bradshaws or New Page, LLC, has decided not to do  
9 one of those three things.

10          MS. DENISE BALKAS: I will let the  
11 Bradshaws elaborated on that because it's their  
12 proposal.

13          MR. JASON BRADSHAW: Well, at the end of  
14 the day it comes down to what options there are to  
15 finance the development on the property. You know,  
16 an option is to do tax credit properties, which  
17 would, I guess, abide with not having to do a change  
18 in use.

19          We want to do a mixed income project on  
20 this area. And so that's really what is driving --  
21 that's what's driving this change in use.

22          MS. DENISE BALKAS: Since he came in late,  
23 you might want to explain the project Page Woodson  
24 will be an affordable project.

25          MR. JASON BRADSHAW: Yeah. If you want, I

1 can go over this again right now, or I could just  
2 sit down with you afterwards.

3 MR. GREG JONES: Yeah. That's fine in  
4 answer to that question.

5 MR. JASON BRADSHAW: Yeah. I went through  
6 how there are low income housing tax credit rental  
7 rates. There are market rates that we think would  
8 be applicable to this area, which are very different  
9 from the market rates that, you know, owners are  
10 were getting in the central business strict.

11 MS. ALESHA MOORE: Can you explain low  
12 income tax credit? How does that work?

13 MR. JASON BRADSHAW: Yes. That's being  
14 used on the school. When we set aside the units in  
15 this development on Block 1 to have rent  
16 restrictions, the government grants us tax credits  
17 that we can go and sell, which we use as the equity,  
18 the capital to build -- to redevelop the  
19 Page Woodson building and this new building that's  
20 adjacent to it.

21 MS. ALESHA MOORE: It doesn't go to a low  
22 income resident? That money should not go to a low  
23 income resident?

24 MR. JASON BRADSHAW: Which?

25 MS. ALESHA MOORE: The resident that

1 wanted to live there, that tax credit would not  
2 go --

3 MR. JASON BRADSHAW: No.

4 MS. ALESHA MOORE: -- to a low income  
5 resident. It goes to . . .

6 MR. JASON BRADSHAW: No.

7 MS. ALESHA MOORE: Okay.

8 MR. JASON BRADSHAW: They are sold to  
9 banks, to corporations. They aren't recycled in the  
10 community.

11 A MALE VOICE: So the housing authority in  
12 Section 8, will they have anything to do with that?

13 MR. JASON BRADSHAW: No. This is not a  
14 Section 8 project.

15 MR. ANTHONY CROSBY: I have a question for  
16 you. Now, I have property, and there's two or three  
17 properties right beside me that Urban Renewal own.  
18 Can I acquire those properties or do you all have a  
19 system where I can acquire those properties and  
20 develop something myself? Because that's what I do.

21 MS. DENISE BALKAS: Acquire our  
22 properties?

23 MR. ANTHONY CROSBY: Yes. Yes, ma'am.  
24 Because you all bought the ones right next to my  
25 property. There's two on either side.

1 MS. CATHY O'CONNOR: It depends on what  
2 area they're in.

3 MR. ANTHONY CROSBY: It's right down the  
4 street, honey. Right up here on Sixth Street, right  
5 down the street. Right on this same street we're  
6 on, about three blocks up.

7 MS. CATHY O'CONNOR: If they're in the  
8 health center area, we don't have an active request  
9 for proposals out there for the redevelopment of our  
10 tracts in that area at this time.

11 If they're in JFK, if they're -- I'm going  
12 to get the boundary wrong -- east of Stonewall --  
13 Lottie -- yeah, Lottie.

14 We do have an RFP out for lots that we own  
15 in that area, and we are looking for single-family  
16 home developers to build homes in that area.

17 MR. ANTHONY CROSBY: So you're saying this  
18 up here on Sixth Street is not in that equation?

19 MS. CATHY O'CONNOR: No. It is not in  
20 that area.

21 MR. ANTHONY CROSBY: So it can't be bought  
22 by a developer like myself?

23 MS. CATHY O'CONNOR: Not at this time.

24 MR. ANTHONY CROSBY: Okay. Got you.  
25 They're squeezing us out.

1 MR. ANTHONY FRANCISCO: Okay. I have a  
2 couple of questions and a statement.

3 My name is Anthony Francisco. I'm here in  
4 about three different hats.

5 My first question is, earlier in the  
6 meeting you said that there was to be a resolution  
7 of support, and kind of how does that happen? Is  
8 that something that this group votes on, or is that  
9 something that, you know . . .

10 My second question is, you said there was  
11 a four-year deadline. What if that deadline passes?  
12 Does it kind of revert back to where we are now?  
13 And then I think I'll say a few words.

14 MS. CATHY O'CONNOR: The first question  
15 was about the resolution of local support. The  
16 resolution of local support is actually adopted by  
17 the City Council. So they take the minutes from  
18 this meeting and the City Council Committee, the  
19 economic -- no -- the Neighborhood Conservation  
20 Committee will consider this at one of their  
21 meetings and make a recommendation to the entire  
22 City Council. And the City Council adopts the  
23 resolution of local support.

24 MR. ANTHONY FRANCISCO: What if it doesn't  
25 exist?

1 THE REPORTER: I'm sorry?

2 MS. CATHY O'CONNOR: What if it doesn't --  
3 oh, the second question he had was, what if the four  
4 years that's in the redevelopment agreement passes.

5 Well, the Urban Renewal Authority can  
6 extend those deadlines. They can consider whether  
7 or not to extend those deadlines. If there are  
8 adequate reasons for the delay. If there was  
9 terrible weather or we had another economic  
10 recession like we did in 2008, some of those kinds  
11 of things can slow down projects.

12 Obviously we're hoping that none of those  
13 things happen, and that we've set some deadlines  
14 that are realistic, but still push the developer to  
15 get this property redeveloped as quickly as  
16 possible.

17 As Denise mentioned, you know, we've owned  
18 this property for a very long time. And what we're  
19 really interested in is having this area redeveloped  
20 and not owning so much vacant land anymore. We  
21 really are committed to doing that.

22 MR. ANTHONY FRANCISCO: Okay. So here's  
23 my statement. My name is Anthony Francisco over  
24 here.

25 I'm here, first, as an interested citizen.

1 You know, I grew up in this neighborhood and I grew  
2 up in this church and I knew this neighborhood when  
3 it was full of houses. Okay. And I want to see  
4 this neighborhood back to that, first, as an  
5 interested citizen; second, as a deacon in this  
6 church who foresees a lot of those people moving in  
7 this neighborhood coming to this church.

8 So, yes. There is a vested interest in  
9 this church in this development. So, you know, to  
10 my knowledge, the general board hasn't voted on  
11 this, but I think I can speak for the church in  
12 saying, we support this development happening.

13 My second hat, I'm a board member of the  
14 Ambassadors' Concert Choir. And the Ambassadors'  
15 Concert Choir has, since its inception 35 years ago,  
16 had its home base, if you will, at St. John Baptist  
17 Church, as seen over there. But we've never had  
18 kind of our own home.

19 When you talked about the third of this  
20 Page Woodson -- what I call Page Woodson-Douglass  
21 building that will be for the community -- see, when  
22 I was a little kid -- and I'm old now. But when I  
23 was a kid in the sixth grade, we went to that  
24 auditorium for our, you know, graduation ceremonies  
25 and stuff. So I know that building well. I know

1 the acoustics. I know what it can be for the  
2 Ambassadors, and I want that to happen as well.

3           It is a large and wonderful space for an  
4 auditorium, 950 seats for a performance venue for  
5 the Ambassadors' Concert Choir, and below it for the  
6 officers of the Ambassadors and Metropolitan Dance  
7 and a whole lot of other community organizations  
8 that will wake up this neighborhood and revitalize  
9 it. So, yeah. I have a lot of interest in what is  
10 being proposed coming to pass.

11           If all of that stuff happens, Anthony, I  
12 think it's a great thing for you, man.

13           See, I remember coming to a meeting like  
14 this when Remington Park was being a proposal in my  
15 neighborhood where I live. And there was a lady  
16 that had a very similar statement to what you were  
17 saying about, they're going to throw us out, they're  
18 going to make us sell, you know, they're going to  
19 take it. That can't happen. Okay.

20           See, what happened on Second Street, as  
21 this gentleman said, is that people chose to sell.  
22 You don't have to do that. Okay. You can develop  
23 your own property. You can raise your own property  
24 value and sell when you get ready to or not.

25           And you can do what I remember them saying

1 to that lady that had like three lots right across  
2 the street from what is now -- it's what has now  
3 been McDonald's and Family Dollar and all of that.  
4 She owned all of that. And I remember her saying,  
5 they're going to throw me out, they're going to take  
6 it.

7 And a very insensitive guy, who was  
8 sitting to the Bradshaw seat. But what he said to  
9 that lady was, lady, you're a millionaire.

10 She didn't know the value of what she had.  
11 And what I hope you know is the value of what you  
12 have. Keep it, and you can be the developer. Okay.  
13 And you can be the guy that owns that McDonald's or  
14 Family Dollar or whatever else goes in there.  
15 Because what's happening here is a good thing.

16 MS. ALESHA MOORE: So they compensated her  
17 handsomely, I guess.

18 MR. ANTHONY FRANCISCO: I don't think so.

19 MS. ALESHA MOORE: You don't think so.  
20 Okay.

21 MR. ANTHONY FRANCISCO: I don't know, but  
22 I don't think so. I don't know of any new  
23 millionaires that came out my neighborhood.

24 MR. ANTHONY CROSBY: Well, all I can say  
25 to you, young man, is in the big game, they'll

1 squash you like a bug.

2 MR. ANTHONY FRANCISCO: Only if you let  
3 them.

4 MR. ANTHONY CROSBY: It's not like you  
5 said.

6 MR. ANTHONY FRANCISCO: Only if you let  
7 them.

8 MR. JASON BRADSHAW: We're not here to do  
9 that.

10 MR. ANTHONY CROSBY: They'll squash you  
11 like a bug.

12 MS. DIANE McDANIEL: I'm in favor of the  
13 Ambassadors having that. My story, Kenneth Kilgore  
14 and I, friends for eons, and that just would be a  
15 crown in his cap. And then for St. John Baptist  
16 Church, too. Because we've supported them both  
17 financially and otherwise.

18 And so when I heard that they were going  
19 to do that, and an auditorium, Mr. Bradshaw took  
20 Rochelle and myself in and I saw what could be.  
21 It's grand. And I think it's really a blessing. I  
22 really do, the auditorium. It's great.

23 MR. JEFF IKE: What would be your plans  
24 for Lots 2 through 5 if you don't get the change of  
25 use?

1 MR. JASON BRADSHAW: I'm not sure, to be  
2 honest with you. I mean, it would be a lot -- the  
3 project would turn out a lot different, I think,  
4 because it would limit the financing ability that we  
5 would have.

6 The reason that we're able to do so much  
7 with the school with rent restrictions is that we  
8 also can layer on the historic tax credits that  
9 allow for the budget to be a lot more robust.  
10 That's not the case as you go into these areas that  
11 are not historically designated.

12 THE REPORTER: Could I get your name?

13 MS. GINA SOFOLA: Sir, I need your name.

14 MR. JEFF IKE: Jeff Ike.

15 MS. DIANE McDANIEL: I didn't say my name.  
16 Diane McDaniel.

17 THE REPORTER: Thank you.

18 MR. MICHAEL OWENS: Has everybody signed  
19 the sign-in sheet? If you have not, please raise  
20 your hand so that we can be sure to get that  
21 forwarded. Shall we wait a few minutes? Okay.  
22 Great. Great.

23 As mentioned before, some of you have been  
24 in our meetings. And February 5 we're starting to  
25 meet with leaders within this community, president

1 of the Harrison Walnut, president of the JFK,  
2 president of Phillips Alumni, some other  
3 stakeholders. We will start to meet surrounding the  
4 idea of the development of the Page Woodson and  
5 surrounding property.

6 And out of that meeting we'll be coming to  
7 the neighborhood associations themselves to gather  
8 your input. So you can see that coming down the  
9 pipeline.

10 My good friend Hurst is here. And I don't  
11 want to be premature, but we've been meeting about  
12 the Jewel Box Theater. We know how much that means  
13 to the community, and so we have some -- you know,  
14 we're not there, but we have a little bit of  
15 momentum. And I just appreciate him and his  
16 leadership and his desire to preserve that for the  
17 community.

18 It was a good meeting. Thank you for  
19 coming out. We want to stay engaged. I know the  
20 skepticism, but we want to be connected with you.  
21 So for those of you who don't know me, I'm Michael  
22 Owens. I'm the community development director for  
23 The Alliance. And I would be willing to sit down  
24 with you one-on-one, in a group, whatever it takes  
25 to make sure that you understand the process.

1                   So thank you so much for coming out. And  
2 again, Pastor, thank you so much for allowing us to  
3 be here tonight. Thank you.

4                   REV. JESSE JACKSON: Amen. God bless  
5 everybody.

6                   (PROCEEDINGS CONCLUDED AT 7:45 P.M.)

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1 C E R T I F I C A T E

2 STATE OF OKLAHOMA )  
3 ) SS:  
4 COUNTY OF OKLAHOMA )

5 I, MELINDA R. NIEVEZ, Certified Shorthand  
6 Reporter within and for the State of Oklahoma, do  
7 hereby certify that the above and foregoing  
8 proceeding was taken by me in shorthand and  
9 thereafter transcribed, and is a true and correct  
10 transcript of the public meeting proceeding; that  
11 the Public Meeting was taken on the 27th day of  
12 January, 2015, in the City of Oklahoma City, State  
13 of Oklahoma; and under the stipulations hereinbefore  
14 set out; and that I am not an attorney for nor  
15 relative of any of said parties nor otherwise  
16 interested in the event of said action.

17 IN WITNESS WHEREOF, I have hereunto set my  
18 hand and official seal this 28th day of January,  
19 2015.

20  
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23  
24  
25

*Melinda R. Nieves*

MELINDA R. NIEVEZ, CSR, RPR  
Oklahoma Certified Shorthand Reporter  
Registered Professional Reporter  
Certificate No. 1539  
Expiration Date: December 31, 2015



**OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: February 11, 2015  
Ref: Resolution Approving Design Development Documents Submitted by Civic Centre Flats, LLC, in the Central Business District Urban Renewal Area

**Background:** Civic Centre Flats, LLC was designated as the redeveloper of the property located between Couch Drive and N.W. 2nd Street on June 18, 2014. The project will develop 34, attached, for-sale units comprised of 20 one-bedroom; 8 two-bedroom; and 6 two-bedroom, two-story units.

Schematic Designs were reviewed and approved by the Board on June 18<sup>th</sup>, 2014. Board review and approval of Design Development Documents is the next step in the design review process. Minor design comments have been suggested by OCURA's design review architect, RTKL Associates, Inc. and have been discussed the redeveloper's architect, Butzer Gardner Architects. The redeveloper is amenable to incorporating the design review suggestions into the Construction Documents. Staff will review the Construction Documents to insure that the changes recommended are reflected in the drawings.

**Purpose of Agenda Item:** The proposed resolution approves Design Development documents for the project.

**Staff Recommendation:** Approval of Resolution with the commitment from Civic Centre Flats, LLC that design review recommendations will be addressed and reflected in the Construction Documents.

**Attachments:** Design Development Documents, Design Comments from RTKL, Response letter from Butzer Gardner Architects.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING DESIGN DEVELOPMENT DOCUMENTS SUBMITTED BY CIVIC CENTRE FLATS, LLC, IN THE CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Central Business District Urban Renewal Plan, as amended, pursuant to the approval and direction of The City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

**WHEREAS**, the Authority has entered into a Contract for Sale of Land and Redevelopment (“Redevelopment Agreement”) with Civic Centre Flats, LLC, an Oklahoma limited liability company (“Redeveloper”) for the redevelopment of a tract of land located between Couch Drive and 2<sup>nd</sup> Street just east of North Lee Avenue, more particularly described as Lots 7 through 16 of Block 6 of the Bennett and Gerson Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Authority has approved Schematic Design Documents submitted by the Redeveloper; and

**WHEREAS**, the Redeveloper has submitted, pursuant to the Redevelopment Agreement, Design Development Documents for review and approval by the Authority; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and desirable to approve the Design Development Documents submitted by the Redeveloper.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The Design Development Documents submitted by the Redeveloper are hereby approved and determined to be in accordance with the terms of the Redevelopment Agreement and the provisions of the Central Business District Urban Renewal Plan as amended, subject to such limiting conditions and exceptions as may be contained in the approval letter to be issued by the Authority’s Executive Director or her representative in accordance with this approval.
2. The Executive Director, Staff, and Legal Counsel of the Authority are authorized to execute such documents and take such actions as may be necessary or appropriate to implement the approval of the Design Development Documents, subject to appropriate requirements and conditions, if any, and to review supplemental submissions to impose requirements with respect thereto if appropriate and to approve plans pursuant to this resolution.

I, \_\_\_\_\_, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at its offices at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102, on the **11<sup>th</sup>** day of **February, 2015**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

---

SECRETARY

(SEAL)

# Butzer Gardner Architects

February 3, 2015

TO: Cassi Poor, Project Manager  
The Alliance for Economic Development of Oklahoma City, Inc.

CC: Gerry Renaud  
RTKL, Senior Associate VP

RE: The Civic (Couch Dr. and N. Lee Ave.)  
RTKL review comment responses from January 26, 2015.

Ms. Poor:

I'm writing to respond to RTKL's review comments from our 100% Design Development Submittal, dated 1/20/15. The items below correspond to RTKL's comments, which are attached for reference.

1. Street trees at Lee. Ave.  
Additional trees along the west side of the site are being considered. We, along with the Developer, are reviewing The City's plans for new streetscape and landscaping in conjunction with this project.
2. Unit S09 window / wall conflict.  
This has been corrected.
3. Windows at parking side elevations.  
Window sizes will be increased. We are reviewing possibilities for additional windows with the Developer.
4. Bedroom window egress.  
Our understanding of IBC Section 1029 – Emergency Escape and Rescue is that emergency egress windows are not required, Exception 1 (Building has a fire sprinkler system, Type 13R, 903.3.1.2). As mentioned in Item #3, we plan to increase the bedroom window sizes.
5. Street facing upper windows.  
Window sill heights will be lowered and the glazing area will be increased.

Regards,



Aaron Pilat

Project Manager  
Butzer Gardner Architects

**From:** Gerry Renaud  
**Sent:** Monday, January 26, 2015 12:19 PM  
**To:** Cassi Poor; Dallas Branch  
**Subject:** 627 Couch Drive

Cassi,

Having reviewed the 100% DD package from Butzer Gardner Architects, I recommend that the design project be advanced to the stage of development with the following conditions:

1. Consider placing street trees on N Lee Ave on the west side of the site.
2. Unit S09, on the 3rd Level Plan has a window and wall conflict.
3. Unit windows into the motor court seem very small. We normally recommend that a bedroom window have 36 square feet of glazing area.
4. Verify that when a second exit is required from a bedroom, the window can provide sufficient exit width.
5. Street-facing upper level windows appear small and have a high sill height of 3'-4". Please consider increasing the glazing area and lowering the sill height.

Cassi please let me know if you see any other items you would like me to mention.

Regards,

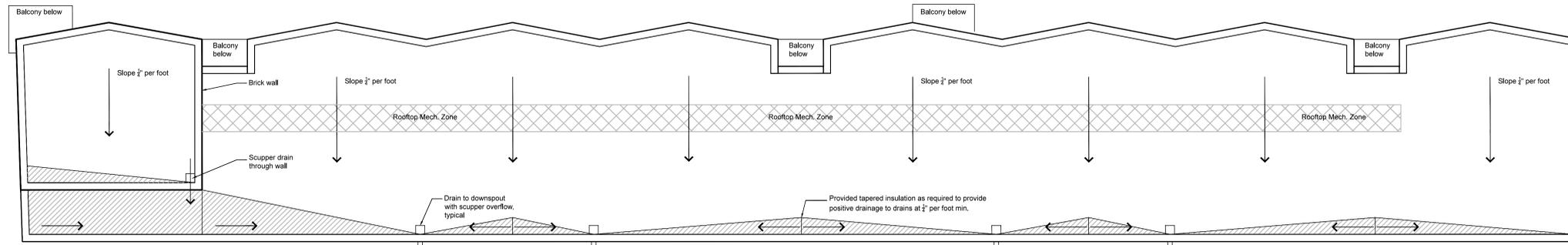
Gerry

Gerry Renaud  
Senior Associate Vice-President  
214-908-7150

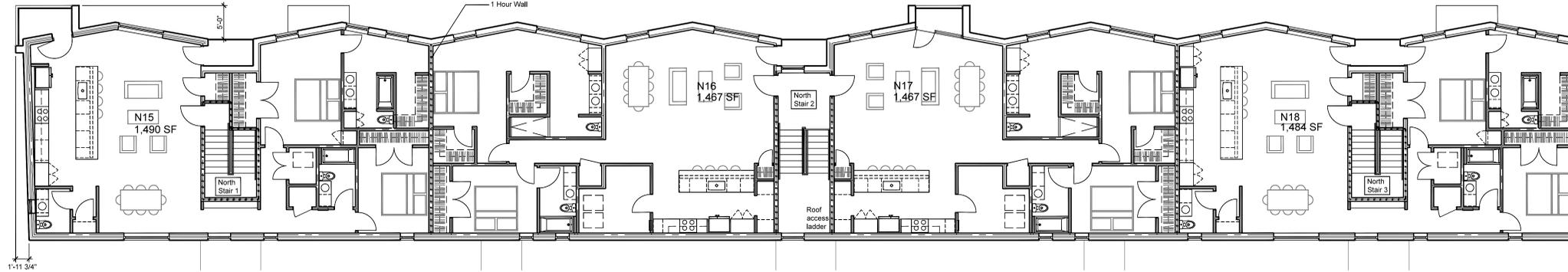
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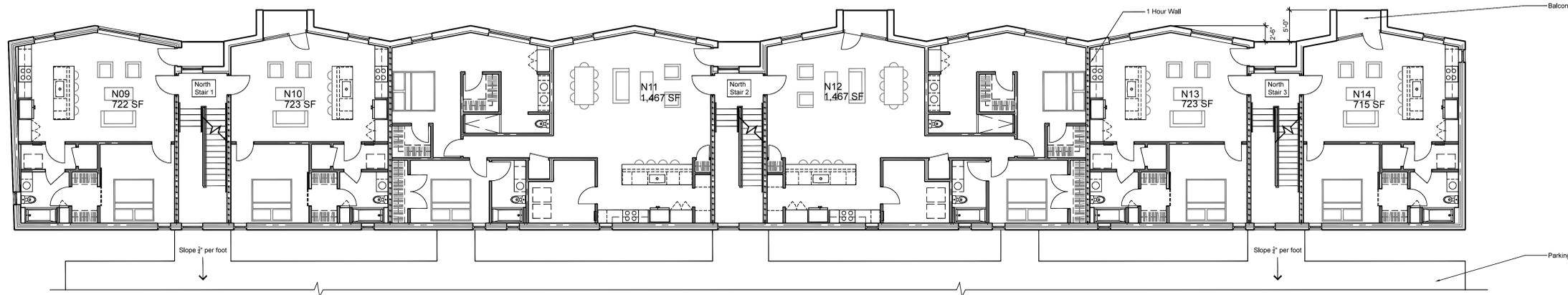




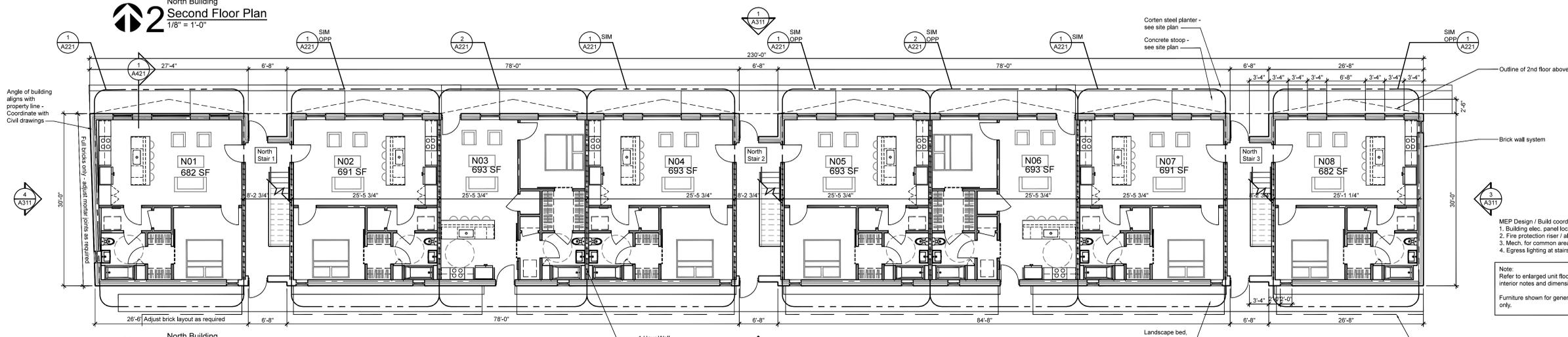
**4** North Building  
 Roof Plan  
 1/8" = 1'-0"



**3** North Building  
 Third Floor Plan  
 1/8" = 1'-0"



**2** North Building  
 Second Floor Plan  
 1/8" = 1'-0"



**1** North Building  
 First Floor Plan  
 1/8" = 1'-0"

Preliminary - Not for Construction

The Civic  
 627 Couch Drive  
 Oklahoma City, Oklahoma  
 73102

Date: 01.20.15 Submission: 100% DD

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Drawing Title:

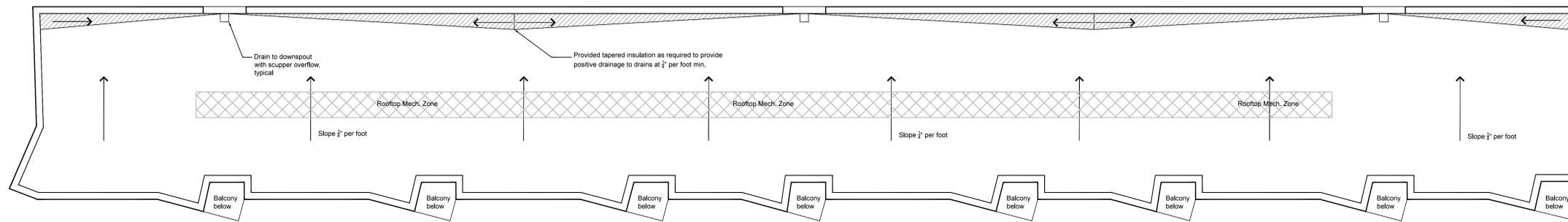
North Building  
 Floor Plans &  
 Roof Plan

Sheet No.

**A211**

- MEP Design / Build coordination:
1. Building elec. panel location
  2. Fire protection riser / alarm panel location
  3. Mech. for common areas
  4. Egress lighting at stairs and exterior doors

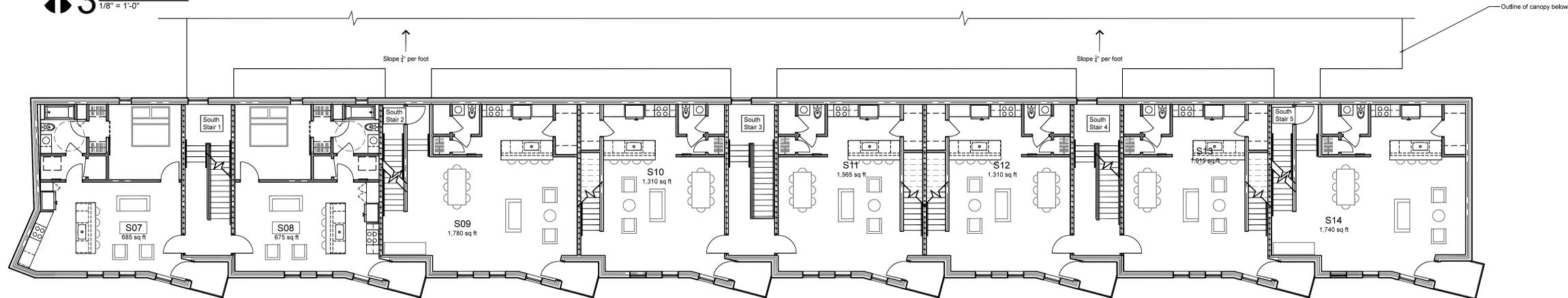
Note:  
 Refer to enlarged unit floor plans for interior notes and dimensions.  
 Furniture shown for general reference only.



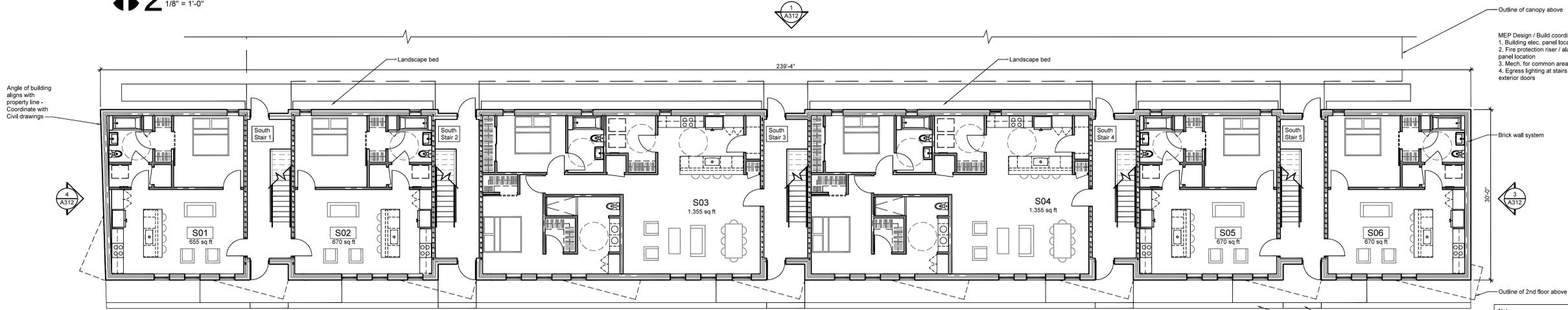
**4** South Building  
 Roof Plan  
 1/8" = 1'-0"



**3** South Building  
 Third Floor Plan  
 1/8" = 1'-0"



**2** South Building  
 Second Floor Plan  
 1/8" = 1'-0"



**1** South Building  
 First Floor Plan  
 1/8" = 1'-0"

Preliminary Not for Construction

The Civic  
 627 Couch Drive  
 Oklahoma City, Oklahoma  
 73102

Date: 01.20.15 Submission: 100% DD

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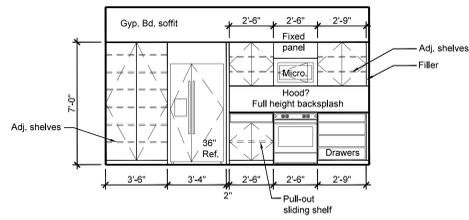
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Drawing Title:  
**South Building  
 Floor Plans &  
 Roof Plan**

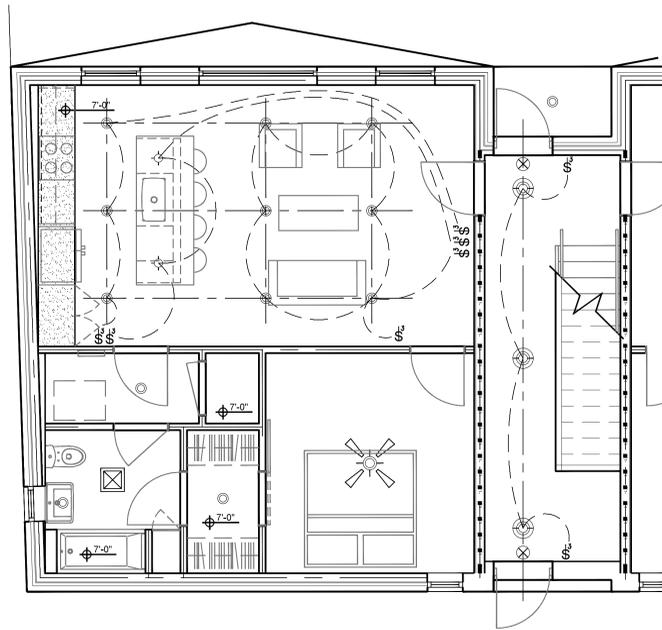
Sheet No.

**A212**

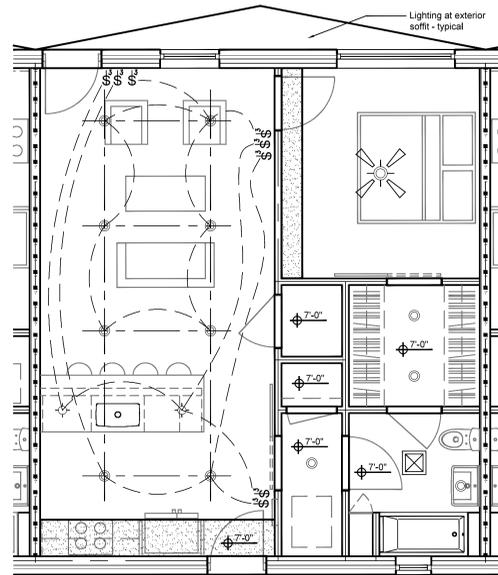
Note:  
 Refer to enlarged unit floor plans for interior notes and dimensions.  
 Furniture shown for general reference only.



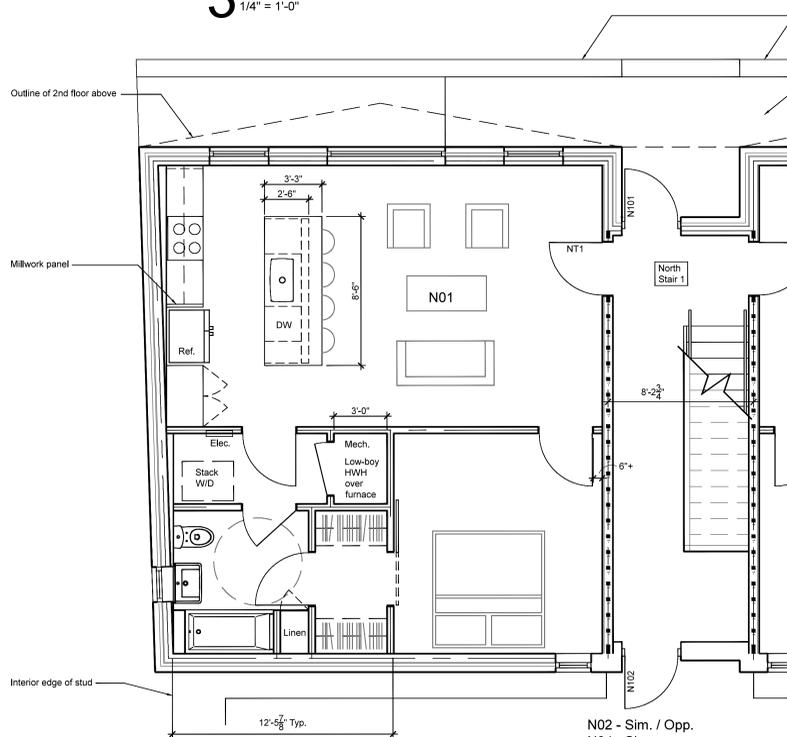
Typical Kitchen Elevation



3 NORTH BUILDING  
CEILING PLAN - UNIT N01  
1/4" = 1'-0"

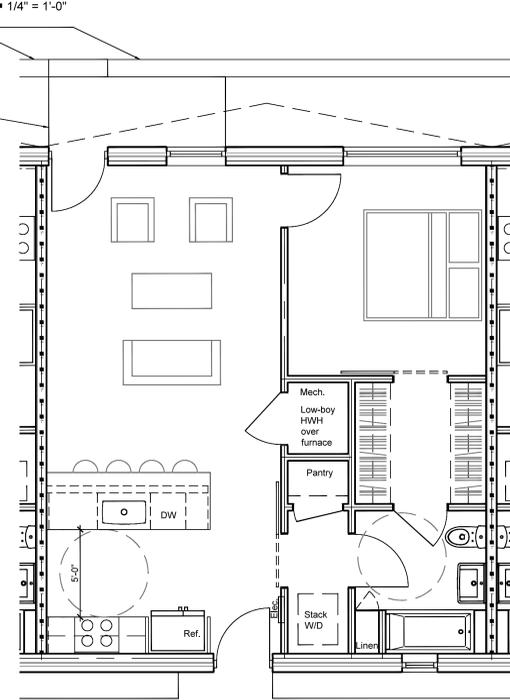


4 NORTH BUILDING  
CEILING PLAN - UNIT N03  
1/4" = 1'-0"



1 NORTH BUILDING  
ENLARGED FLOOR PLAN - UNIT N01  
1/4" = 1'-0"

N02 - Sim. / Opp.  
N04 - Sim.  
N05 - Sim. / Opp.  
N07 - Sim.  
N08 - Sim. / Opp.



2 NORTH BUILDING  
ENLARGED FLOOR PLAN - UNIT N03  
1/4" = 1'-0"

N06 - Sim. / Opp.

Interior Partition Schedule & Notes North Building

All interior partitions are Type 1, unless otherwise noted. See details & notes on plans for special conditions.

2x4 Partition 5/8" gyp. bd. each side of 2x4 studs at 16" o.c. (Gyp. Bd. on one side only at furring walls)	2x4 wood studs @ 16" o.c. Moisture / mold / mildew resistant at wet locations. See notes below. Tile backer panels / cement board at tile
Same as 1 with 3-1/2" batt insulation & acoustical sealant & door seals at all mechanical closets	Acoustical sealant & door seals at all mechanical closets
2x6 Partition 5/8" gyp. bd. each side of 2x6 studs at 16" o.c.	Moisture / mold / mildew resistant at wet locations. See notes below. Tile backer panels / cement board at tile
1-Hour Fire Rated Acoustical Partition Basis of Design: Design #: GA-WP3514 Test #: RAL TL-07-170 STC: 50 SoundBreak XP by National Gypsum Acoustical sealant at perimeter and all penetrations	Staggered 2x4 wood studs @ 16" o.c. (1) face layer of 5/8" Type X fire rated gyp. bd. over wood studs at apartment side. Substitute with (1) face layer of 5/8" abuse resistant SoundBreak fire rated gyp. bd. where occurs at corridor side (2) layers of 3-1/2" sound attenuation batt insulation (1) face layer of 5/8" abuse resistant SoundBreak XP Gyp. Bd. over (1) base layer of 5/8" Type X fire rated gyp. bd. over wood studs at corridor side

- Provide fire rating & sealant to fill all voids at all rated walls & ceilings.
- All rated walls are 1 hour. See plans for locations. Extend to structure & construct in accordance with assembly design criteria.
- Provide mold & mildew / moisture resistant gypsum board at all walls & ceilings in bathrooms, mechanical closets and within 8' of any plumbing fixture.
- Partition types above doors, above and below windows or for low walls at millwork match adjacent partition types, unless otherwise noted.
- Construct partitions in accordance with gypsum association guidelines, and in the case of proprietary assemblies, the recommendations on the system's manufacturer.
- General backing: Provide wall backing for all fixtures & millwork as required. Contractor to coordinate.
- Accessibility compliance backing: Provide wall backing for future grab bar installation at bathrooms. All 1st floor walls.
- All wood in contact with concrete or masonry shall be pressure treated.
- Contractor to coordinate rough-in requirements and clearances for fixtures & appliances.
- Provide minimum clear openings for mechanical & washer / dryer closets in accordance with manufacturer specifications and as indicated on plans. Coordinate with manufacturer's rough opening requirements.

Reflected Ceiling Plan Schedule & Notes - All light fixtures TBD

All ceilings 5/8" gyp. bd. unless otherwise noted. All ceiling heights are 9'-0" AFF. unless otherwise noted.

Symbol	Fixture	COLOR	SIZE	LAMP
⊙	eglo rondo pendant	N/A	12" DIA.	16 W CFL 5000K
⊙	wac 400 series 4" cfl housing w/ 420 4" trim	WHITE	4"	16 W CFL 5000K
⊙	modern fan cirrus hugger ceiling fan light kit	ALLUM.	52"	26 W CFL (INCLD.) 40 W A21 CFL 2700K
⊙	artemide dioscur ceiling light	N/A	SMALL	26 W A19 CFL 2700K
⊙	artemide dioscur ceiling light			GREEN
⊙	ceiling mounted clear edge lit exit sign			GREEN
⊙	wall mounted clear edge lit exit sign Center above doorways.	CHROME		LED MR 16 BULB 2 - 16 W CFL 5000K
⊙	accent head cable kit			
⊙	george kovas saber bath bar			
⊙	Under cabinet lighting			
⊙	Exhaust fan with built-in light fixture			
FEC	Semi-recessed fire extinguisher cabinet, wall mounted at 48" AFF. Provide (1) at each stair or as required by Fire Marshal.			

- Submit shop drawings that indicate exact size, type and location of ceiling and wall access panels and mechanical diffusers for review and approval before installation.
- Light fixtures, switch locations & circuiting shown for general design intent only. Provide outlets & switches and GFCI protection as required by code. Design / Build electrical contractor to submit final layout for Architect & owner review.
- Provide emergency egress lighting as required by code.
- All locations of full height millwork to have finished gypsum board ceiling.
- Center line of switches shall not exceed 4'-0" AFF.
- Center light fixtures, mechanical grilles & other misc. components in ceiling or soffit space or within room.
- Light fixtures above millwork, counters or vanities shall be centered over fixtures below, each way.
- Contractor to coordinate all outlets, switches & power feed with millwork.
- See elevations for exterior lighting.
- Provide moisture resistant light fixtures at exterior & in wet interior locations.
- All sprinkler heads to be fully-recessed. Submit layout for review & approval prior to installation.

Appliance Schedule & Notes

Note: All electric appliances.

Refrigerator:	Samsung Model # RS22HDHPSNR 22 cu. ft. Counter depth, Side-by-Side, 36" wide, stainless steel finish, ice maker (water line required).
Electric Range:	Samsung Model # NE58P9500, 36" wide, stainless steel.
Microwave:	LG Studio Series, Model # LSRM205ST & MK2030F, Built-in with trim kit, stainless steel.
Dishwasher:	Samsung Model # DV60F600UTS, 24" Wide, 34" clearance height required, stainless steel. Alternate DW required at 1st floor accessible units.
Exhaust Hood:	Zephyr Pisa Under-Cabinet Model # ZPE30AG290 and Re-circulating Kit Model # ZRC-00PI Re-circulating under-cabinet, 30" wide, stainless steel. Provide price to install in lieu of Microwave.
Washer / Dryer:	Not in contract. Contractor to provide power, plumbing and dryer vent rough-in only. Provide booster fan where dryer is 10' or more from exterior wall.

1. All appliances are Contractor furnished / Contractor installed. Contractor to coordinate and provide plumbing and electrical rough-in.  
2. 34" max counter height at all accessible units - 1st floor.

Door Schedule & Notes

#	Door	Size	Function	Label	Door Elev.	Door Material	Door Finish	Frame Elev.	Frame Material	Frame Finish	Details: Sheet A631	Hdw. Groups	Notes
N101													
N102													
N103													
N104													
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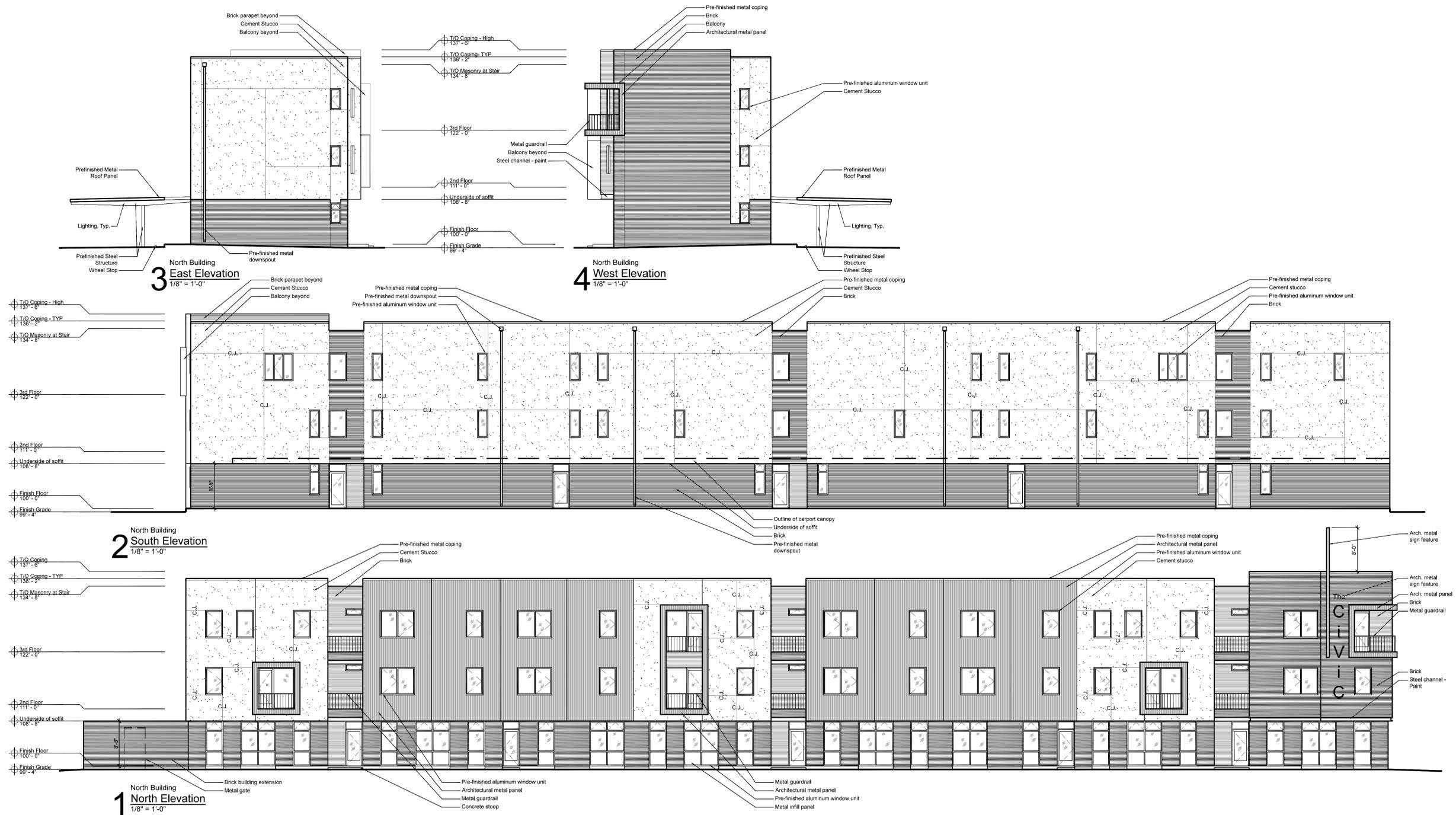
Date: 01.20.15 Submission: 100% DD

Drawing Title:  
North Building  
Unit Plans

Sheet No.

A221

Preliminary Not for Construction



The Civic  
 627 Couch Drive  
 Oklahoma City, Oklahoma  
 73102

Date: 01.20.15 Submission: 100% DD

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Drawing Title:

North Building Elevations

Sheet No.

A311

Preliminary Not for Construction

The Civic  
627 Couch Drive  
Oklahoma City, Oklahoma  
73102

Date: 01.20.15 Submission: 100% DD

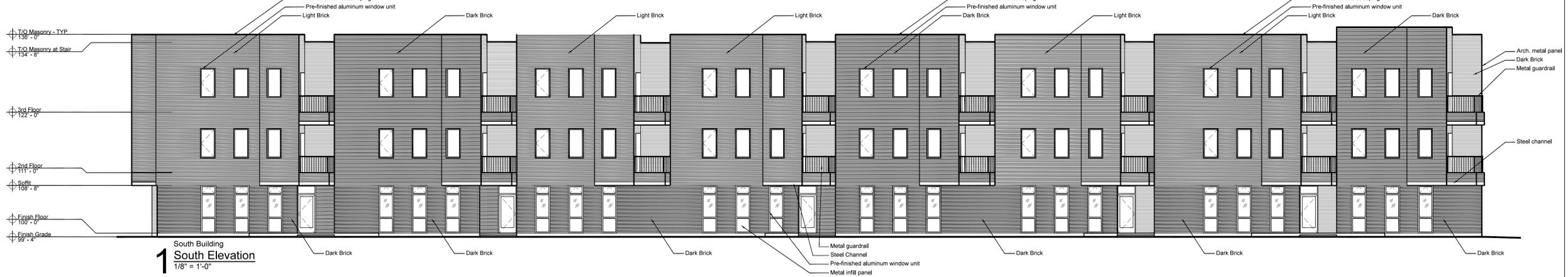
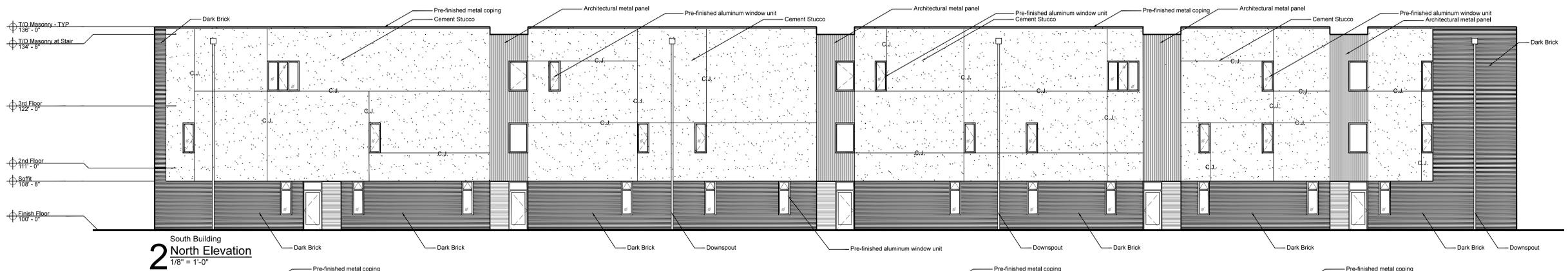
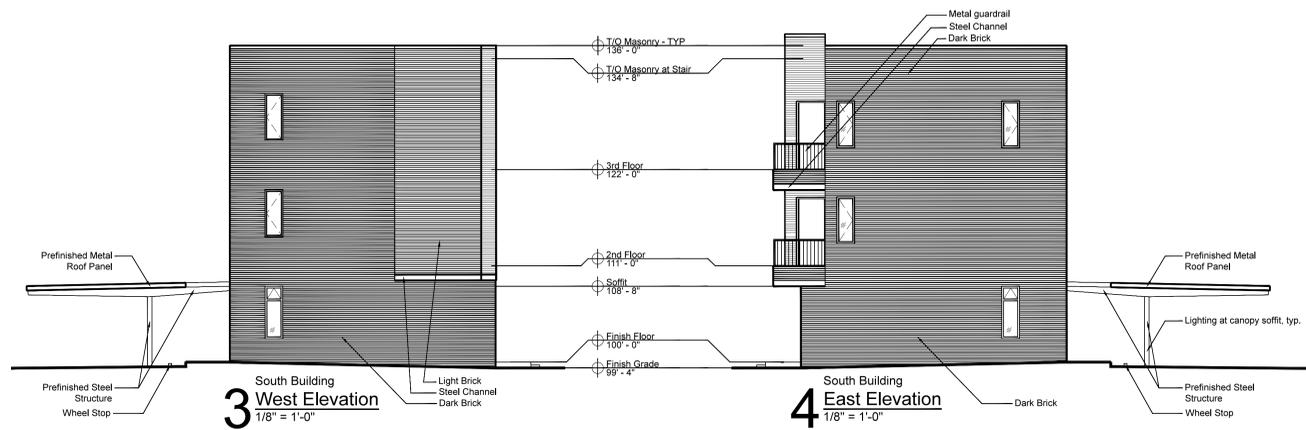
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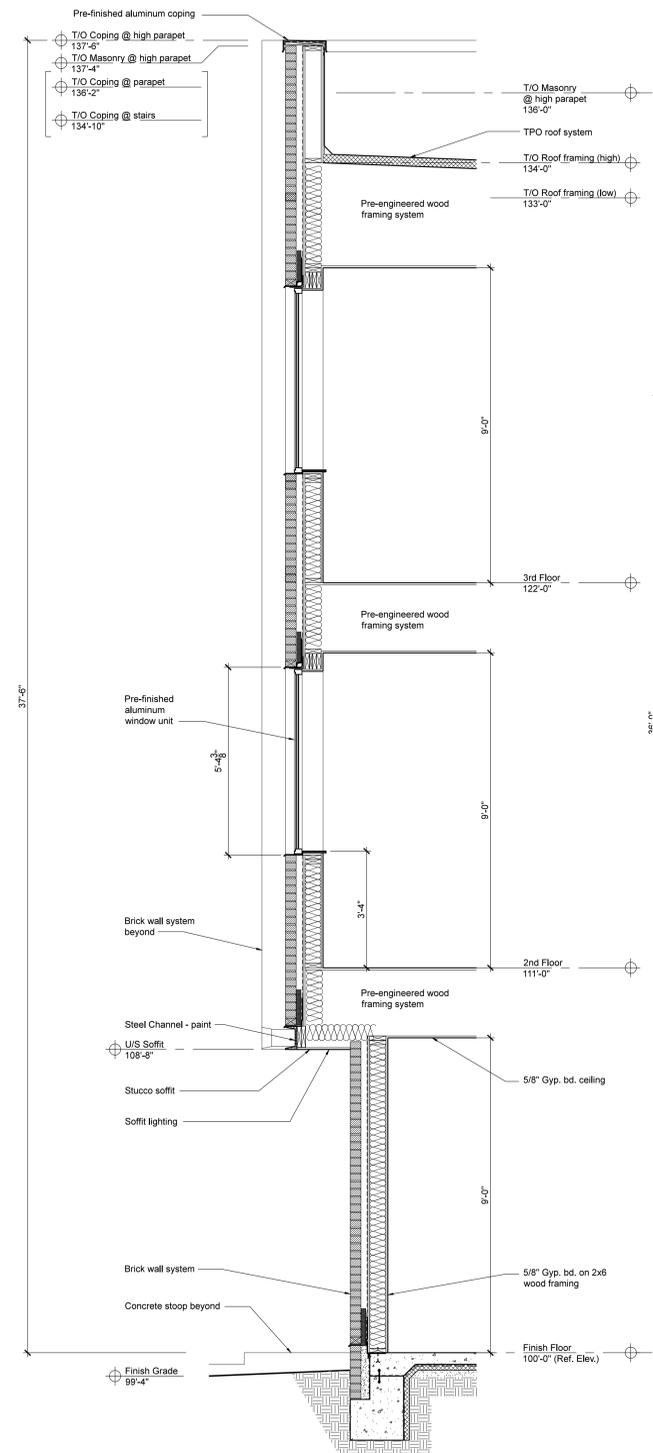
Drawing Title:

South Building Elevations

Sheet No.

A312





Preliminary - Not for Construction

The Civic  
627 Couch Drive  
Oklahoma City, Oklahoma  
73102

Date: 01.20.15 Submission: 100% DD

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Drawing Title:

North Building  
Wall Sections

Sheet No.

**A421**

NORTH BUILDING  
**1** WALL SECTION @ HIGH PARAPET  
1/2" = 1'-0"

Oklahoma City Urban Renewal Authority  
Combining Balance Sheet and  
Statement of Revenues, Expenditures and Changes in Fund Balance  
as of and for the Seven Months Ending January 31, 2015

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Budget</u> <u>2014-15</u>
<b>Assets</b>											
Cash	3,738,508	50,964	104,684	1,345,051	-	35,588	414,780	221,658	271,762	6,182,995	
Investments	3,440,000	-	-	-	-	-	495,000	-	245,000	4,180,000	
Accounts Receivable	-	12,410	-	-	-	-	-	-	-	12,410	
Due from Other Governmental Entities	-	6,194	17,707	-	-	-	-	-	-	23,900	
Due from Other Funds	304,420	172,752	-	-	-	-	119,073	-	35	596,281	
<b>Total Assets</b>	<b>7,482,928</b>	<b>242,320</b>	<b>122,391</b>	<b>1,345,051</b>	<b>-</b>	<b>35,588</b>	<b>1,028,853</b>	<b>221,658</b>	<b>516,797</b>	<b>10,995,586</b>	
<b>Liabilities and Fund Balances</b>											
Due to Other Funds	35	241,885	165,613	50,965	27,164	108,385	2,234	-	-	596,281	
Accounts Payable	539	435	-	-	-	-	-	-	-	974	
Deposits	-	-	-	-	-	55,000	-	-	-	55,000	
<b>Total Liabilities</b>	<b>574</b>	<b>242,320</b>	<b>165,613</b>	<b>50,965</b>	<b>27,164</b>	<b>163,385</b>	<b>2,234</b>	<b>-</b>	<b>-</b>	<b>652,255</b>	
<b>Total Fund Balances</b>	<b>7,482,355</b>	<b>-</b>	<b>(43,222)</b>	<b>1,294,086</b>	<b>(27,164)</b>	<b>(127,798)</b>	<b>1,026,619</b>	<b>221,658</b>	<b>516,797</b>	<b>10,343,331</b>	
<b>Total Liabilities and Fund Balances</b>	<b>7,482,928</b>	<b>242,320</b>	<b>122,391</b>	<b>1,345,051</b>	<b>-</b>	<b>35,588</b>	<b>1,028,853</b>	<b>221,658</b>	<b>516,797</b>	<b>10,995,586</b>	
<b>Revenues</b>											
Grant Revenues - CDBG	647,543	-	-	-	-	-	-	-	-	647,543	1,844,274
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	53,927	-	-	-	-	-	-	-	314,602	368,529	736,820
Real Estate Sales	2,572,684	-	-	-	-	-	64,595	-	-	2,637,279	3,250,000
Interest	14,622	-	-	79	-	-	710	50	-	15,461	25,000
Core to Shore MAPS 3 Project	-	-	22,500	-	-	-	-	-	-	22,500	250,000
Other	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>3,288,776</b>	<b>-</b>	<b>22,500</b>	<b>79</b>	<b>-</b>	<b>-</b>	<b>65,306</b>	<b>50</b>	<b>314,602</b>	<b>3,691,313</b>	<b>6,106,094</b>
<b>Expenditures</b>											
General and Administrative	446,361	-	41,621	19,790	5,915	106,212	622	-	113,613	734,133	898,500
Real Estate Acquisition	408,739	-	42,880	614	-	4,725	-	-	-	456,958	2,300,000
Property Disposition	399,910	-	97	(114)	-	2,074	-	-	-	401,967	400,000
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-	-	100,000
Legal and Professional	226,825	-	62,287	8,430	12,759	16,964	-	-	1,675	328,941	400,000
Property Management	176,763	-	-	-	-	-	-	-	89,334	266,097	457,500
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-	2,100,000
Other	9,487	-	-	-	8,490	3,410	-	-	-	21,387	40,000
<b>Total Expenditures</b>	<b>1,668,084</b>	<b>-</b>	<b>146,886</b>	<b>28,720</b>	<b>27,164</b>	<b>133,385</b>	<b>622</b>	<b>-</b>	<b>204,622</b>	<b>2,209,483</b>	<b>6,696,000</b>
<b>Changes in Fund Balance</b>	<b>1,620,692</b>	<b>-</b>	<b>(124,386)</b>	<b>(28,641)</b>	<b>(27,164)</b>	<b>(133,385)</b>	<b>64,684</b>	<b>50</b>	<b>109,980</b>	<b>1,481,830</b>	<b>(589,906)</b>
Fund Balance, Beginning of Year	5,861,663	-	81,164	1,322,728	-	5,588	961,935	221,608	406,816	8,861,502	
Fund Balance, Current	7,482,355	-	(43,222)	1,294,086	(27,164)	(127,798)	1,026,619	221,658	516,797	10,343,331	

Oklahoma City Urban Renewal Authority  
Combining Balance Sheet and  
Statement of Revenues, Expenditures and Changes in Fund Balance  
as of and for the One Month Ending January 31, 2015

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>
<b>Assets</b>										
Cash	3,738,508	50,964	104,684	1,345,051	-	35,588	414,780	221,658	271,762	6,182,995
Investments	3,440,000	-	-	-	-	-	495,000	-	245,000	4,180,000
Accounts Receivable	-	12,410	-	-	-	-	-	-	-	12,410
Due from Other Governmental Entities	-	6,194	17,707	-	-	-	-	-	-	23,900
Due from Other Funds	304,420	172,752	-	-	-	-	119,073	-	35	596,281
<b>Total Assets</b>	<b>7,482,928</b>	<b>242,320</b>	<b>122,391</b>	<b>1,345,051</b>	<b>-</b>	<b>35,588</b>	<b>1,028,853</b>	<b>221,658</b>	<b>516,797</b>	<b>10,995,586</b>
<b>Liabilities and Fund Balances</b>										
Due to Other Funds	35	241,885	165,613	50,965	27,164	108,385	2,234	-	-	596,281
Accounts Payable	539	435	-	-	-	-	-	-	-	974
Deposits	-	-	-	-	-	55,000	-	-	-	55,000
<b>Total Liabilities</b>	<b>574</b>	<b>242,320</b>	<b>165,613</b>	<b>50,965</b>	<b>27,164</b>	<b>163,385</b>	<b>2,234</b>	<b>-</b>	<b>-</b>	<b>652,255</b>
<b>Total Fund Balances</b>	<b>7,482,355</b>	<b>-</b>	<b>(43,222)</b>	<b>1,294,086</b>	<b>(27,164)</b>	<b>(127,798)</b>	<b>1,026,619</b>	<b>221,658</b>	<b>516,797</b>	<b>10,343,331</b>
<b>Total Liabilities and Fund Balances</b>	<b>7,482,928</b>	<b>242,320</b>	<b>122,391</b>	<b>1,345,051</b>	<b>-</b>	<b>35,588</b>	<b>1,028,853</b>	<b>221,658</b>	<b>516,797</b>	<b>10,995,586</b>
<b>Revenues</b>										
Grant Revenues - CDBG	158,464	-	-	-	-	-	-	-	-	158,464
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Rentals	18,479	-	-	-	-	-	-	-	52,434	70,912
Real Estate Sales	857,500	-	-	-	-	-	-	-	-	857,500
Interest	2,836	-	-	11	-	-	180	7	-	3,034
Core to Shore MAPS 3 Project	-	-	22,500	-	-	-	-	-	-	22,500
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>1,037,278</b>	<b>-</b>	<b>22,500</b>	<b>11</b>	<b>-</b>	<b>-</b>	<b>180</b>	<b>7</b>	<b>52,434</b>	<b>1,112,410</b>
<b>Expenditures</b>										
General and Administrative	15,287	-	7,432	25	1,699	32,384	-	-	(35)	56,793
Real Estate Acquisition	-	-	-	250	-	-	-	-	-	250
Property Disposition	1,100	-	-	-	-	-	-	-	-	1,100
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-	-
Legal and Professional	20,433	-	4,223	1,360	-	314	-	-	875	27,206
Property Management	21,448	-	-	-	-	-	-	-	-	21,448
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>58,268</b>	<b>-</b>	<b>11,656</b>	<b>1,635</b>	<b>1,699</b>	<b>32,698</b>	<b>-</b>	<b>-</b>	<b>840</b>	<b>106,796</b>
<b>Changes in Fund Balance</b>	<b>979,010</b>	<b>-</b>	<b>10,844</b>	<b>(1,624)</b>	<b>(1,699)</b>	<b>(32,698)</b>	<b>180</b>	<b>7</b>	<b>51,594</b>	<b>1,005,614</b>
Fund Balance, Beginning of Period	6,503,345	-	(54,066)	1,295,710	(25,465)	(95,099)	1,026,439	221,651	465,203	9,337,718
Fund Balance, Current	7,482,355	-	(43,222)	1,294,086	(27,164)	(127,798)	1,026,619	221,658	516,797	10,343,331

Oklahoma City Urban Renewal Authority  
Schedule of Investments  
January 31, 2015

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
GE Capital Retail Bank CD	0.60%	03/13/15	09/13/13	245,000
Goldman Sachs Bank USA CD	0.50%	04/24/15	04/24/13	245,000
Cathay Bank CD	0.60%	06/22/15	09/20/13	245,000
GE Capital Bank CD	0.70%	07/13/15	07/12/13	245,000
American Express Centurion CD	0.70%	07/27/15	07/25/13	245,000
Compass Bank CD	0.65%	09/11/15	09/11/13	245,000
Safra National Bank CD	0.50%	09/15/15	09/15/14	245,000
Bank of China NY CD	0.45%	09/17/15	09/17/14	245,000
Sallie Mae Bank CD	0.75%	10/17/15	10/16/13	245,000
State Bank of India CD	0.85%	10/19/15	10/18/13	245,000
Discover Bank CD	0.50%	12/11/15	12/11/13	245,000
SmartBank CD	0.50%	04/22/16	04/07/14	245,000
Comenity Capital Bank CD	0.85%	09/15/16	09/15/14	250,000
Park National Bank CD	0.90%	09/16/16	09/19/14	250,000
Investor's Bank/Short Hills CD	0.80%	09/26/16	09/26/14	250,000
First Merit Bank Ohio CD	1.00%	10/31/16	10/31/14	245,000
Ally Bank CD	0.85%	01/30/17	01/29/15	245,000
<b>Total Investments</b>				<b>4,180,000</b>